

		FF&E Schedule for 8th Floor Club Units													
Subject to Club Sponsor's right to make substitutions as set forth in the Offering Plan, the Club Units will be furnished with the following (or comparable) furnishings, fixtures and equipment (in addition to the fixtures and appliances already listed in Section U of the Engineering Report)				801	803	807	808	809	815	818	821	822	836	838	
Code	Item Description	VENDOR/MAKE	MODEL/PATTERN												
B1	Sofa - 69"						0	0							
B2	Coffee Table	Artco Contract Furnishings	Custom Metal Bamboo Coffee Table				0	0							
B3	Arm Chair (IPF)	Invincible IPF	Style: 3303DD P. Kaufmann Fabrics, Pattern: Bedouin, Color: Blue Smoke				1	1							
B4	Tall Entertainment Unit	Decca Furniture	Custom Armoire				0	0							
B5	Low Entertainment Unit	Decca Furniture	Custom Armoire				0	0							
B6	Pop Up Unit	Artco Contract Furnishings	Custom Pop UP TV Cabinet Kravet Fabrics, Pattern: 23858 Refia Check, Color: Blue				1	1							
B7	King Headboard	Charter Furniture	Custom Headboard Mary Baker Fabrics, Pattern: Ravida Damask, Color: 00682				1	1							
B8	King Canopy Bed Drape	Mason Contract Products	Custom Bed Canopy Valley Forge Fabrics, Pattern: Boutique Stripe, Color: 340-DM Kravet Fabrics, Pattern: 1032JZ, Color: Ice Blue 2 Hanes Fabrics Co., Pattern: 25053 Flamatrol 3PL, Color: White/White				1	1							
B9	Night Table	Decca Furniture	Custom Night Table P. Kaufmann Fabrics, Pattern: Bedouin, Color: Blue Smoke Kravet Fabrics, Pattern: 8766, Color: 311				0	0							
B10	Double Headboard	Charter Furniture	Custom Headboard Mary Baker Fabrics, Pattern: Ravida Damask, Color: 00682				0	0							
B13	Small Night Table	Decca Furniture	Custom Night Table P. Kaufmann Fabrics, Pattern: Bedouin, Color: Blue Smoke Kravet Fabrics, Pattern: 8766, Color: 311				0	0							
B14	Wall Panel Installation	Fabric Wall Concepts	Custom Wall Upholstery Valley Forge Fabrics, Pattern: Boutique Stripe, Color: 340-DM				*	*							
B15	Carpet	Stark Carpet Corporation	Custom St. Regis Special Production Leggett & Platt, Hartex Super Carpet Pad				*	*							
B16	Window Drapery Fabrication	Mason Contract Products	Custom Window Treatments Valley Forge Fabrics, Pattern: Boutique Stripe, Color: 340-DM Kravet Fabrics, Pattern: 8766, Color: 311 Richmond Textiles, Pattern: Cloud, Color: White				1	2							
B17	Blackout Shades	Mason Contract Products	Clutch Roller Blackout Shades				*	*							
B18	Artwork						*	*							
B19	ELIMINATE						-	-							
B20	Fabric/Fabrication Wastebasket	Paradigm Trends	Custom Upholstered Metal Wastebasket Kravet Fabrics, Pattern: 23858 Refia Check, Color: Blue				1	1							
B21	Bath Wallcovering Installation	Koroseal Wallcoverings	Pattern: Solitaire II, MLS 20-04-12915, Color: Atrium White				1	1							
B23	Bathroom Tissuebox / Tray	Waterworks	Style: 05924 and Style: 05922				1	1							
B24	Bathroom Wastebasket	Waterworks	Style: 05916				1	1							
B26	Tall Entertainment Unit - 23"	Decca Furniture	Custom Armoire				0	0							
B27	Low Entertainment Unit - 23"						0	0							
B29	Bath Roman Shade	Mason Contract Products	Custom Roman Shade Valley Forge Fabrics, Pattern: Georgetown, Color: Cool Gray				1	0							
B30	Sleeper Sofa 69"	Charter Furniture	Custom Sleeper Sofa Mary Baker Fabrics, Pattern: Ravida Damask, Color: 00682				1	1							
G1	Sofa - 76"			0	0	0			0	0	0	0	0	0	
G2	Coffee Table	Artco Contract Furnishings	Custom Metal Bamboo Coffee Table	1	1	1	1	1	1	1	1	1	1	1	
G3	Arm Chair (IPF)	Invincible IPF	Style: 3303DD P. Kaufmann Fabrics, Pattern: Bedouin, Color: Straw	2	2	2			2	2	2	2	2	2	
G4	Tall Entertainment Unit	Decca Furniture	Custom Armoire	1	1	1			1	1	1	1	1	1	
G5	Low Entertainment Unit	Decca Furniture	Custom Armoire	0	0	0			0	0	0	0	0	0	

Code	Item Description	VENDOR/MAKE	MODEL/PATTERN	601	603	607	608	609	615	618	621	622	636	635
G6	Pop Up Unit	Artee Contract Furnishings	Custom Pop UP TV Cabinet	0	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 23858 Raffia Check, Color: Ivory											
G7	King Headboard	Charter Furniture	Custom Headboard	1	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 6893RK, Color: Gold A											
G8	King Canopy Bed Drape	Mason Contract Products	Custom Bed Canopy	1	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 10225RK, Color: Gold #3											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
			Hanes Fabrics Co., Pattern: 25053 Flameol 3PL, Color: White/White											
G9	Night Table	Decca Furniture	Custom Night Table	0	0	0			0	0	0	0	0	0
			P. Kaufmann Fabrics, Pattern: Bedouin, Color: Straw											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
G10	Double Headboard	Charter Furniture	Custom Headboard	0	0	0			0	0	0	0	0	0
			Kravel Fabrics, Pattern: 6893RK, Color: Gold A											
G14	Club Chair	Charter Furniture	Custom Lounge Chair	2	1	1			1	4	1	1	2	3
			Kravel Fabrics, Pattern: 10167RK, Color: Belge #3											
G15	Secretary	Decca Furniture	Custom Secretary	1	1	0			0	0	0	0	0	0
G16	Ottoman	Charter Furniture	Custom Ottoman	1	1	0			1	1	0	0	1	1
			Kravel Fabrics, Pattern: 6893RK, Color: Gold A											
G17	Small Night Table	Decca Furniture	Custom Night Table	0	0	0			0	0	0	0	0	0
			P. Kaufmann Fabrics, Pattern: Bedouin, Color: Straw											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
G18	Drink Cart	Art Metal Group LLC	Custom Tea Tray	0	0	0			0	0	0	0	0	0
G19	35" Round Wood Table	Decca Furniture	Custom Wood Dining Table	1	1	1			1	1	0	1	1	1
G20	Wall Panel Installation	Fabric Wall Concepts	Custom Wall Upholstery	*	*	*			*	*	*	*	*	*
			Kravel Fabrics, Pattern: 10225RK, Color: Gold #3											
G21	Carpet	Stark Carpet Corporation	Custom St. Regis Special Production	*	*	*			*	*	*	*	*	*
			Leggett & Platt, Hartex Super Carpet Pad											
G22	Window Drapery Fabrication	Mason Contract Products	Custom Window Treatments	*	*	*			*	*	*	*	*	*
			Valley Forge Fabrics, Pattern: Boutique Stripe, Color: 340-DM											
			Kravel Fabrics, Pattern: 8768, Color: 311											
			Richmond Textiles, Pattern: Cloud, Color: White											
G23	Blackout Shades	Mason Contract Products	Clutch Roller Blackout Shades	*	*	*			*	*	*	*	*	*
G24	Artwork													
G25	Decorative Accessories	Pearl River Mart	Style: 8-905125	*	*	*			*	*	*	*	*	*
			Style: JOY-90-5235	*	*	*			*	*	*	*	*	*
			Style: HAR-NT128	*	*	*			*	*	*	*	*	*
G26	Fabric/Fabrication Wastebasket	Paradigm Trends	Custom Upholstered Metal Wastebasket	2	3	2			3	3	3	2	3	3
			Kravel Fabrics, Pattern: 23858 Raffia Check, Color: Ivory											
G27	Bath Wallcovering Installation	Koroseal Wallcoverings	Pattern: Solitaire II, MLS 20-04-12915, Color: Atrium White	2	2	1			3	3	2	2	3	3
G28	Bath Roman Shade	Mason Contract Products	Custom Roman Shade	1	1	0			0	1	0	0	0	0
			Valley Forge Fabrics, Pattern: Georgetown, Color: Cool Gray											
G30	Bathroom Tissuebox / Tray	Waterworks	Style: 05924 and Style: 05922	2	2	1			3	3	2	2	3	3
G31	Bathroom Wastebasket	Waterworks	Style: 05916	2	2	1			3	3	2	2	3	3
G33	Planters			*	*	*			*	*	*	*	*	*
G35	Tall Entertainment Unit - 23"	Decca Furniture	Custom Armoire	0	0	0			0	0	0	0	0	0
G36	Low Entertainment Unit - 23"	Decca Furniture	Custom Armoire	0	0	1			0	0	2	0	0	0
G37	Tall Entertainment Unit - 32"	Decca Furniture	Custom Armoire	0	0	0			0	0	0	0	0	0
G38	Wallcovering @ Foyer	Koroseal Wallcoverings	Pattern: Trinidad, MLS 20-04-12918, Color: Illuminaiis	*	*	*			*	*	*	*	*	*
G39	Sleeper Sofa - 76"	Charter Furniture	Custom Sleeper Sofa	1	1	1			1	1	1	0	0	0
			Kravel Fabrics, Pattern: 10167RK, Color: Belge #3											
G40	Sleeper Sofa - 69"	Charter Furniture	Custom Sleeper Sofa	0	0	0			0	0	0	1	1	1
			Kravel Fabrics, Pattern: 10167RK, Color: Belge #3											
L1	Large Ceramic Lamp	Lumis Srl	Custom Porcelain Lamp	4	5	2	4	4	6	4	7	3	6	6
L2	Medium Ceramic Lamp	Lumis Srl	Custom Porcelain Lamp	0	0	0	0	0	0	2	0	0	0	0
L3	Floor Lamp	Lumis Srl	Custom Metal Floor Lamp	2	2	2	0	0	2	3	1	2	2	3
L4	Crystal Desk Lamp	Visual Comfort & Company	Style: CHA8920-CG-S	1	2	1	1	1	2	2	2	1	2	2

				801	803	807	808	809	815	818	821	822	836	835
Code	Item Description	VENDOR/MAKE	MODEL/PATTERN											
L5	Bronze Gooseneck Lamp	Absolute Action Limited	Dual Bedhead Fibre Optic Reading Lights	1	2	1	1	1	2	2	2	1	2	2
L6	Bronze Gooseneck Lamp	Absolute Action Limited	Dual Bedhead Fibre Optic Reading Lights	0	0	0	0	0	0	0	0	0	0	0
E1	Existing Chest Side Table		Existing	2	4	2	2	0	4	0	2	2	2	2
	Existing 28" Chest Side Table			0	0	0	0	2	0	2	2	0	2	2
	Existing 22" Chest Side Table			0	0	0	0	0	0	2	0	0	0	0
E2	New Blue Oval Back Armless Chairs	Invincible IPF	Custom Oval Back Side Chair	0	0	0	1	1	0	0	0	0	0	0
			Mary Baker Fabrics, Pattern: Ravida Damask, Color: 00652											
E3	Existing Desk		Existing	0	1	1	1	1	2	2	2	1	2	2
E4	Existing King Bed		Existing	1	2	1	1	1	2	2	2	1	2	2
E5	Existing Double Bed		Existing	0	0	0	0	0	0	0	0	0	0	0
E7	Existing Chandelier		Existing	2	3	2	1	1	3	3	2	2	3	3
E8	ELIMINATE			-	-	-	-	-	-	-	-	-	-	-
E9	Existing Mirror		Existing	*	*	*	*	*	*	*	*	*	*	*
E10	Existing 25" Round Wood Table		Existing	3	2	2	2	2	3	4	3	2	3	3
E11	New Bench - Blue	Invincible IPF	Custom Bench	0	0	0	0	0	0	0	0	0	0	0
			Kravis Fabrics, Pattern: 23856 Raffia Check, Color: Blue											
E12	Existing Desk		Existing	0	0	0	0	0	0	0	0	0	0	0
E13	Existing Console Table			1	1	0	0	0	0	1	0	0	0	0
E14	Existing Chest of Drawers			0	0	0	0	0	0	0	0	0	0	0
E16	New Gold Oval Back Arm Chairs	Invincible IPF	Custom Oval Back Side Chair	2	2	2	0	0	2	2	2	1	2	2
			Kravis Fabrics, Pattern: 9893RK, Color: Gold A											
E17	Existing Sconces		Existing	0	4	2	0	0	0	2	0	0	0	0
E18	New Gold Oval Back Armless Chairs	Invincible IPF	Custom Oval Back Side Chair	2	4	1	0	0	3	2	2	1	4	3
			Kravis Fabrics, Pattern: 9893RK, Color: Gold A											
E19	New Bench - Gold	Invincible IPF	Custom Bench	0	0	0	0	0	0	0	0	0	0	0
			Kravis Fabrics, Pattern: 23858 Raffia Check, Color: Ivory											
E20	Existing Dining Table		Existing	0	0	0	0	0	0	0	0	0	0	0
E21	Existing Dining Chairs		Existing	0	0	0	0	0	0	0	0	0	0	0
E22	Existing Armoire		Existing	0	0	0	0	0	0	0	0	0	0	0
E23	Existing Sideboard			0	0	0	0	0	0	0	0	0	0	0
E24	Existing Hallway Light			0	0	0	0	0	0	0	0	0	0	0
E25	Existing Ceiling Mounted Chandelier			0	0	0	0	0	0	0	0	0	0	0
E26	Existing Swing Arm Reading Lamps			0	0	0	0	0	0	0	0	0	0	0
M	Millwork Cabinet			1	2	0	1	1	2	3	1	2	2	2
EQU-1	32" LCD TV @ Pop Up	Sharp Electronics	Model: LC32D7U-32" HDTV LCD Television	0	2	1	1	1	2	2	2	1	2	2
EQU-1A	Stationary TV Mount @ 32" LCD	Chief Manufacturing	Model: FSM-4226 Stationary Wall Mount Bracket	0	2	1	1	1	2	2	2	1	2	2
EQU-2	Minibars	Avanti Products	Model: WC262BG, Color: Black	1	2	1	1	1	3	2	2	2	2	2
EQU-3	Safes	Assa Abloy Hospitality	Model: Infinity Digital (ID41)	1	2	0	1	1	3	3	3	2	2	2
EQU-4	Fax Machines	Brother	Model: MFC-420CN	1	2	1	1	1	3	2	2	2	2	2
EQU-5	Telephones	Teledex LLC	Model: 00F2053D/DC9205 and Model: 00B2510	Distribution comparable to hotel rooms										
EQU-5A	Inncom GDA 700 Handsets	Inncom International Inc.	Model: GDA-700 Handsets	Distribution comparable to hotel rooms										
EQU-7	13" LCD TV @ Bathrooms	Sharp Electronics	Model: LC13SU1U-S Aquos Liquid Crystal TV	2	2	1	1	1	3	3	2	2	3	3
EQU-7A	Pivot Mounts @ 13" TV	Chief Manufacturing	Model: FWP-110S Pivot/Pinch Wall Mount Plasma	2	2	1	1	1	3	3	2	2	3	3
EQU-8A	Stationary Wall Mount @ 32" Plasma	Chief Manufacturing	Model: Static Q-Latch PSM2093 Stationary Wall Mount Bracket	1	0	0	0	0	0	0	0	1	0	0
EQU-9	Sony 42" Plasma Televisions	Sony	Model: KE-42TS2KE-42M1 Plasma WEGA Integrated Plasma TV	1	1	1	0	0	1	1	1	1	1	1
EQU-9A	Stationary Wall Mount @ 42" Plasma	Chief Manufacturing	Model: Static Q-Latch PSM2094	1	1	1	0	0	1	1	1	1	1	1
EQU-10	DVD Home Theater Systems	Zenith Electronics Corporation	Model: DVT 412 Digital Dolby Home Theater in a Box	2	3	2	1	1	3	3	3	3	3	3
EQU-12	Round Ceiling Speakers	Sonance	Model: Symphony 823TR	4	6	4	2	2	6	6	6	6	6	6

[illegible]

Code	Item Description	VENDOR/MAKE	MODEL/PATTERN	901	903	907	908	909	915	918	921	922	936	935
G6	Pop Up Unit	Artco Contract Furnishings	Custom Pop UP TV Cabinet	0	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 23856 Raffle Check, Color: Ivory											
G7	King Headboard	Charter Furniture	Custom Headboard	1	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 8893RK, Color: Gold A											
G8	King Canopy Bed Drapes	Mason Contract Products	Custom Bed Canopy	1	2	1			2	2	2	1	2	2
			Kravel Fabrics, Pattern: 10225RK, Color: Gold #3											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
			Hanes Fabrics Co., Pattern: 25053 Flamehol 3PL, Color: White/White											
G9	Night Table	Decora Furniture	Custom Night Table	0	0	0			0	0	0	0	0	0
			P. Kaufmann Fabrics, Pattern: Bedouin, Color: Straw											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
G10	Double Headboard	Charter Furniture	Custom Headboard	0	0	0			0	0	0	0	0	0
			Kravel Fabrics, Pattern: 8893RK, Color: Gold A											
G14	Club Chair	Charter Furniture	Custom Lounge Chair	2	1	1			1	4	1	1	2	3
			Kravel Fabrics, Pattern: 10167RK, Color: Beige #3											
G15	Secretary	Decora Furniture	Custom Secretary	1	1	0			0	0	0	0	0	0
G16	Ottoman	Charter Furniture	Custom Ottoman	1	1	0			1	1	0	0	1	1
			Kravel Fabrics, Pattern: 8893RK, Color: Gold A											
G17	Small Night Table	Decora Furniture	Custom Night Table	0	0	0			0	0	0	0	0	0
			P. Kaufmann Fabrics, Pattern: Bedouin, Color: Straw											
			Kravel Fabrics, Pattern: 10035RK, Color: Gold #2											
G18	Drink Cart	Arc Metal Group LLC	Custom Tea Tray	0	0	0			0	0	0	0	0	0
G19	39" Round Wood Table	Decora Furniture	Custom Wood Dining Table	1	1	1			1	1	0	1	1	1
G20	Wall Panel Installation	Fabric Wall Concepts	Custom Wall Upholstery	*	*	*			*	*	*	*	*	*
			Kravel Fabrics, Pattern: 10225RK, Color: Gold #3											
G21	Carpet	Stark Carpet Corporation	Custom St. Regis Special Production	*	*	*			*	*	*	*	*	*
			Leggett & Platt, Hartex Super Carpet Pad											
G22	Window Drapery Fabrication	Mason Contract Products	Custom Window Treatments	*	*	*			*	*	*	*	*	*
			Valley Forge Fabrics, Pattern: Boutique Stripe, Color: 340-DM											
			Kravel Fabrics, Pattern: 8766, Color: 311											
			Richmond Textiles, Pattern: Cloud, Color: White											
G23	Blackout Shades	Mason Contract Products	Clutch Roller Blackout Shades	*	*	*			*	*	*	*	*	*
G24	Artwork													
G25	Decorative Accessories	Pearl River Mart	Style: 8-905125	*	*	*			*	*	*	*	*	*
			Style: JOY-90-5235	*	*	*			*	*	*	*	*	*
			Style: HAR-NT128	*	*	*			*	*	*	*	*	*
G26	Fabric/Fabrication Wastebasket	Paradigm Trends	Custom Upholstered Metal Wastebasket	2	3	2			3	3	3	2	3	3
			Kravel Fabrics, Pattern: 23856 Raffle Check, Color: Ivory											
G27	Bath Wallcovering Installation	Koroseal Wallcoverings	Pattern: Solitaire II, MLS 20-04-12915, Color: Arfium White	2	2	1			3	3	2	2	3	3
G28	Bath Roman Shade	Mason Contract Products	Custom Roman Shade	1	1	0			0	1	0	0	0	0
			Valley Forge Fabrics, Pattern: Georgetown, Color: Cool Gray											
G30	Bathroom Tissuebox / Tray	Waterworks	Style: 05924 and Style: 05922	2	2	1			3	3	2	2	3	3
G31	Bathroom Wastebasket	Waterworks	Style: 05916	2	2	1			3	3	2	2	3	3
G33	Planters			*	*	*			*	*	*	*	*	*
G35	Tall Entertainment Unit - 23"	Decora Furniture	Custom Armoire	0	0	0			0	0	0	0	0	0
G36	Low Entertainment Unit - 23"	Decora Furniture	Custom Armoire	0	0	1			0	0	2	0	0	0
G37	Tall Entertainment Unit - 32"	Decora Furniture	Custom Armoire	0	0	0			0	0	0	0	0	0
G38	Wallcovering @ Foyer	Koroseal Wallcoverings	Pattern: Trinidad, MLS 20-04-12918, Color: Illuminis	*	*	*			*	*	*	*	*	*
G39	Sleeper Sofa - 76"	Charter Furniture	Custom Sleeper Sofa	1	1	1			1	1	1	0	0	0
			Kravel Fabrics, Pattern: 10167RK, Color: Beige #3											
G40	Sleeper Sofa - 69"	Charter Furniture	Custom Sleeper Sofa	0	0	0			0	0	0	1	1	1
			Kravel Fabrics, Pattern: 10167RK, Color: Beige #3											
L1	Large Ceramic Lamp	Lumis Srl	Custom Porcelain Lamp	4	5	2	4	4	6	4	7	3	8	5
L2	Medium Ceramic Lamp	Lumis Srl	Custom Porcelain Lamp	0	0	0	0	0	0	2	0	0	0	0
L3	Floor Lamp	Lumis Srl	Custom Metal Floor Lamp	2	2	2	0	0	2	3	1	2	2	3
L4	Crystal Desk Lamp	Visual Comfort & Company	Style: CHA8920-CG-S	1	2	1	1	1	2	2	2	1	2	2

Code	Item Description	VENDOR/MAKE	MODEL/PATTERN	901	903	907	908	909	913	918	921	922	936	938
L5	Bronze Gooseneck Lamp	Absolute Action Limited	Dual Bedhead Fibre Optic Reading Lights	1	2	1	1	1	2	2	2	1	2	2
L6	Bronze Gooseneck Lamp	Absolute Action Limited	Dual Bedhead Fibre Optic Reading Lights	0	0	0	0	0	0	0	0	0	0	0
E1	Existing Chest Side Table		Existing	2	4	2	2	0	4	0	2	2	2	2
	Existing 28" Chest Side Table			0	0	0	0	2	0	2	2	0	2	2
	Existing 22" Chest Side Table			0	0	0	0	0	0	2	0	0	0	0
E2	New Blue Oval Back Armless Chairs	Invincible IPF	Custom Oval Back Side Chair	0	0	0	1	1	0	0	0	0	0	0
			Mary Baker Fabrics, Pattern: Ravide Damask, Color: 00662											
E3	Existing Desk		Existing	0	1	1	1	1	2	2	2	1	2	2
E4	Existing King Bed		Existing	1	2	1	1	1	2	2	2	1	2	2
E5	Existing Double Bed		Existing	0	0	0	0	0	0	0	0	0	0	0
E7	Existing Chandelier		Existing	2	3	2	1	1	3	3	2	2	3	3
E8	ELIMINATE			-	-	-	-	-	-	-	-	-	-	-
E9	Existing Mirror		Existing	-	-	-	-	-	-	-	-	-	-	-
E10	Existing 25" Round Wood Table		Existing	3	2	2	2	2	3	4	3	2	3	3
E11	New Bench - Blue	Invincible IPF	Custom Bench	0	0	0	0	0	0	0	0	0	0	0
			Kravis Fabrics, Pattern: 23856 Raffia Check, Color: Blue											
E12	Existing Desk		Existing	0	0	0	0	0	0	0	0	0	0	0
E13	Existing Console Table			1	1	0	0	0	0	1	0	0	0	0
E14	Existing Chest of Drawers			0	0	0	0	0	0	0	0	0	0	0
E16	New Gold Oval Back Arm Chairs	Invincible IPF	Custom Oval Back Side Chair	2	2	2	0	0	2	2	0	2	2	2
			Kravis Fabrics, Pattern: 9893RK, Color: Gold A											
E17	Existing Sconces		Existing	0	4	2	0	0	0	2	0	0	0	0
E18	New Gold Oval Back Armless Chairs	Invincible IPF	Custom Oval Back Side Chair	2	4	1	0	0	3	2	2	1	4	3
			Kravis Fabrics, Pattern: 9893RK, Color: Gold A											
E19	New Bench - Gold	Invincible IPF	Custom Bench	0	0	0	0	0	0	0	0	0	0	0
			Kravis Fabrics, Pattern: 23856 Raffia Check, Color: Ivory											
E20	Existing Dining Table		Existing	0	0	0	0	0	0	0	0	0	0	0
E21	Existing Dining Chairs		Existing	0	0	0	0	0	0	0	0	0	0	0
E22	Existing Armchair		Existing	0	0	0	0	0	0	0	0	0	0	0
E23	Existing Sideboard			0	0	0	0	0	0	0	0	0	0	0
E24	Existing Hallway Light			0	0	0	0	0	0	0	0	0	0	0
E25	Existing Ceiling Mounted Chandelier			0	0	0	0	0	0	0	0	0	0	0
E26	Existing Swing Arm Reading Lamps			0	0	0	0	0	0	0	0	0	0	0
M	Millwork Cabinet			1	2	0	1	1	2	3	1	2	2	2
EQU-1	32" LCD TV @ Pop Up	Sharp Electronics	Model: LC32D7U-32" HDTV LCD Television	0	2	1	1	1	2	2	2	1	2	2
EQU-1A	Stationary TV Mount @ 32" LCD	Chief Manufacturing	Model: FSM-4226 Stationary Wall Mount Bracket	0	2	1	1	1	2	2	2	1	2	2
EQU-2	Minibars	Avanti Products	Model: WC282BG, Color: Black	1	2	1	1	1	3	2	2	2	2	2
EQU-3	Safes	Asa Abloy Hospitality	Model: Infinity Digital (ID41)	1	2	0	1	1	3	3	3	2	2	2
EQU-4	Fax Machines	Brother	Model: MFC-420CN	1	2	1	1	1	3	2	2	2	2	2
EQU-5	Telephones	Teledex LLC	Model: 00F2853D/DC9205 and Model: 00B2510	Distribution comparable to hotel rooms										
EQU-5A	Incom GDA 700 Handsets	Incom International Inc.	Model: GDA-700 Handsets	Distribution comparable to hotel rooms										
EQU-7	13" LCD TV @ Bathrooms	Sharp Electronics	Model: LC13SU1U-S Aquos Liquid Crystal TV	2	2	1	1	1	3	3	2	2	3	3
EQU-7A	Pivot Mounts @ 13" TV	Chief Manufacturing	Model: FWP-110S Pivot/Pinch Wall Mount Plasma	2	2	1	1	1	3	3	2	2	3	3
EQU-8A	Stationary Wall Mount @ 32" Plasma	Chief Manufacturing	Model: Static Q-Latch PSM2093 Stationary Wall Mount Bracket	1	0	0	0	0	0	0	0	1	0	0
EQU-9	Sony 42" Plasma Televisions	Sony	Model: KE-42TS2KE-42M1 Plasma WEGA Integrated Plasma TV	1	1	1	0	0	1	1	1	1	1	1
EQU-9A	Stationary Wall Mount @ 42" Plasma	Chief Manufacturing	Model: Static Q-Latch PSM2094	1	1	1	0	0	1	1	1	1	1	1
EQU-10	DVD Home Theater Systems	Zenith Electronics Corporation	Model: DVT 412 Digital Dolby Home Theater in a Box	2	3	2	1	1	3	3	3	3	3	3
EQU-12	Round Ceiling Speakers	Sonance	Model: Symphony 623TR	4	6	4	2	2	6	6	6	6	6	6

Local Law 11 Report

THE CITY OF
NEW YORK

DEPARTMENT OF BUILDINGS

Periodic Inspection of
Exterior Walls and Appurtenances

February 21, 1999 - February 21, 2002

Please File 3 Copies

This Form Must Be Typewritten and Microfilmed with the Report

From DOB LL 11/98 Major revision

Cycle Number: 5

1 Filing Status

<input checked="" type="checkbox"/> Initial Filing	<input type="checkbox"/> Amended filing	Indicate initial filing date: 1 / 1 /	Supplemental Cycle 4 Local Law 11/98 filing
Was filing made for any previous cycles (yes/no)? If yes, indicate last filing date: 5 / 01 / 00		Indicate initial filing date: 1 / 1 /	

2 Location

Borough	Manhattan	Block	1290	Lot(s)	69	BIN
House No (s)	2	Street Name	East 55th Street			
AJCA address(es)	699 - 701 Fifth Avenue					

3 Applicant

Last Name	Kahane	First Name	Arthur	M.I.	
Business Name	Arthur Kahane, Architect			Business Phone	914-450-205
Address	21 Ridge Road	City	Hartsdale	State	NY ZIP 10530
P.E.	<input checked="" type="checkbox"/> R.A.			Loc	18271

4 Owner

Last Name	Rosario	First Name	Damian	M.I.		Title	Chief Eng
Business Name	Starwood Hotels & Resorts Inc. dba St. Regis			Business Phone	212 350-860		
Address	2 East 55th St	City	New York	State	NY	ZIP	10022

5 Building Characteristic

Number of Stories	18	Exterior Wall Type	Limestone and Brick
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6 Prior Status

<input checked="" type="checkbox"/> Ongoing Maintenance Program	<input type="checkbox"/> Preliminary Conditions	<input type="checkbox"/> Unsafe Conditions
<input type="checkbox"/> Conformed with Code Requirements	Current Completion of Work Estimated to be %	Current Completion of Work Estimated to be %

7 Current Field Report - Critical Examination

<input type="checkbox"/> SAFE: All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives
<input checked="" type="checkbox"/> SAFE WITH A REPAIR AND MAINTENANCE PROGRAM: All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except for the recommended Repair and Maintenance work described in the report and below:

spalled masonry, mortar deterioration

<input type="checkbox"/> UNSAFE: All observed conditions conform to Code Requirements and applicable Rules, Regulations and Directives except for the unsafe conditions described in the report and below:
--

8 Statements and Signatures

Falsification of any statement is a misdemeanor under Section 26-124 of the Administrative Code and is punishable by a fine or imprisonment, or both.

It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for property performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

P.E./R.A.
Seal

Applicant's name (print): ARTHUR KAHANE

I, hereby state that the owner has authorized me to make this application. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.

Applicant's signature

Date: 2/12/02

Owner's name (print): DAMIAN ROSARIO

I, hereby state that I am the owner of the premises referenced in the attached report. Furthermore, I hereby state that I have received a copy of the attached report and that I am aware of the required repairs and/or maintenance, if any, and the recommended time frame for same.

Owner's signature

Date: 2/12/02

SEE INSTRUCTIONS ON REVERSE SIDE

DB-2 (Revised 02-99)

Local Law 11 of 1998 - Fifth Cycle

Critical Examination of Exterior Walls and Appurtenances (Section 27-129 of the New York City Building Code)

The St. Regis Hotel

Building Address:	2 East 55 th Street New York, NY 10022
AKA	699 - 701 Fifth Avenue
Certificate of occupancy No:	79263
Use:	Hotel
Block/Lot:	3238 / 14
Height/Stories:	186 feet / 18 story + penthouse
Landmark Status:	Exterior (1901 original building only)
Owner and Address:	Starwood Hotels and Resorts Worldwide, Inc. D/B/A The St. Regis Hotel 2 East 55 th Street New York, NY 10022
Authorized Agent	Damian Rosario, Chief Engineer
Telephone no:	212/ 350-8603
Date of Construction	100 years
Plan dimensions	75 feet x 250 feet
Date(s) of examination	January 13 and 14, 2002

PREPARED BY:

ARTHUR KAHANE

Registered Architect

NYS License No: 18271

21 Ridge Road Hartsdale, New York 10530

Telephone No: 914/450-2053

INTRODUCTION:

THE SUBJECT PROPERTY IS THE ST. REGIS HOTEL AT THE CORNER OF FIFTH AVENUE AND 55TH STREET IN MANHATTAN. THE ORIGINAL BUILDING WAS ERECTED IN 1901, IN PARISIAN STYLE ARCHITECTURE OF CUT LIMESTONE FACADE AND ORNAMENT. THE UPPER TWO STORIED PENTHOUSE IS CLAD IN COPPER. IN 1927 AN EXPANSION EXTENDED THE HOTEL DOWN 55TH STREET WITH COMPATIBLE BUT LESS ARCHITECTURALLY DETAILED FACADES. THE ORIGINAL BUILDING EXTERIOR STREET FACADES HAVE LANDMARK STATUS WITH THE NEW YORK CITY LANDMARK PRESERVATION COMMISSION.

WALLS SUBJECT TO CRITICAL EXAMINATION IN ACCORDANCE WITH LOCAL LAW 11/98:

North Facade:	FULL EXPOSURE FLOORS 1-18 PLUS PENTHOUSE
West Facade:	FULL EXPOSURE FLOORS 1-18 PLUS PENTHOUSE
East Facade:	FULL EXPOSURE FLOORS 6-20
South Facade:	FULL EXPOSURE FLOORS 5-18 PLUS PENTHOUSE

NOTE: EXTERIOR WALLS FACING AN ENCLOSED COURTYARD WITH AN AREA LESS THAN 900 SQ. FT. ARE EXEMPT FROM INSPECTION REQUIREMENTS OF LOCAL LAW 11 AND THEREFORE WERE NOT INSPECTED.

PROCEDURES USED FOR CRITICAL EXAMINATION:

THE FOLLOWING PROCEDURES WERE EMPLOYED IN PERFORMING THIS EXAMINATION:

- INTERVIEW WITH MANAGEMENT AND MAINTENANCE STAFF AS TO HISTORY OF PROBLEMS AND REPAIRS TO THE BUILDING.
- VISUAL INSPECTION OF APPLICABLE EXTERIOR WALLS AND APPURTENANCES OF THE SUBJECT PREMISES AS INDICATED ON THE LOCATION PLAN. A VISUAL OVERVIEW WAS OBTAINED FROM VANTAGE POINTS AT STREET LEVEL, FROM BUILDING ACROSS THE STREET AND FROM ADJACENT BUILDING ROOFS. BINOCULARS AND PHOTO MAGNIFICATION EQUIPMENT WERE EMPLOYED.
- A PHYSICAL EXAMINATION FROM A SCAFFOLD ON A STREET FRONTING FACADE WAS CONDUCTED FOR A REPRESENTATIVE SAMPLE OF THE EXTERIOR WALL. THE REPRESENTATIVE SAMPLE IS INDICATED ON THE *LOCATION PLAN*.
- PHOTOGRAPHS TAKEN TO DOCUMENT CONDITION OBSERVED

GENERAL DESCRIPTION:

EXTERIOR WALL CONSTRUCTION: LIMESTONE AND BRICK

EXTERIOR APPURTENANCES: LIGHT FIXTURES, SIGNS, FLAGPOLES

BULKHEADS: STAIR/ELEVATOR BRICK BULKHEADS

BALCONIES: YES

MARQUEES: YES

PARAPETS: YES

SILLS: LIMESTONE AND CONCRETE

SETBACKS: NO

WINDOWS: METAL FRAME

WINDOW AIR CONDITIONERS: No

STOREFRONTS: FIFTH AVENUE

COMPARISON TO PREVIOUS 4TH CYCLE SUPPLEMENTAL LOCAL LAW 10/80 REPORT:

THE PREVIOUS 4TH CYCLE SUPPLEMENTAL LOCAL LAW 10/80 INSPECTION AND REPORT WAS FILED AS "SAFE WITH A REPAIR AND MAINTENANCE PROGRAM" IT LISTED THE FOLLOWING:

1. REAR COURTYARD, WEST FACADE: CRACKED BRICK, MORTAR JOINT DETERIORATION, AND JOINT SEALANT DETERIORATION
2. EAST ELEVATION: JOINT SEALANT DETERIORATION

THE CONDITIONS STATED ABOVE REQUIRING A "REPAIR AND MAINTENANCE PROGRAM" HAVE NOT BEEN CORRECTED TO DATE.

RESULTS OF SCAFFOLD INSPECTION AND APPURTENANCES**Performed January 21st, 2002****RESULTS OF VISUAL OBSERVATIONS****Performed during November 2001**

THERE WERE FIVE RECURRING CONDITIONS OBSERVED DURING THESE INSPECTIONS:

- A. STONE SPALLS,
- B. STONE CRACKS
- C. BRICK FRACTURES
- D. MORTAR JOINTS DETERIORATION
- E. OPEN OR DETERIORATED SEALANT
- F. DISTRESSED STEEL WINDOW LINTELS

CRACKED MASONRY OR STONE AND ADJACENT MORTAR JOINTS IS THE RESULT OF LOCALIZED WALL MOVEMENT, OVERSTRESS, EXACERBATED BY FREEZE-THAW ACTION.

CORRODED/DEFORMED STEEL WINDOW LOOSE LINTELS. CORROSION CAUSED BY INTRUSION OF WATER INTO MASONRY WALL AND IONIZATION. DEFORMATION DUE TO RUSTING AND RESULTANT EXPANSION OF STEEL. REMOVE EXISTING LINTEL BY REMOVING MASONRY ABOVE, INSTALL NEW LINTEL AND RE-BRICK.

DETERIORATED OR OPEN SEALANT/CAULK. DETERIORATION DUE TO AGE, ULTRAVIOLET EXPOSURE AND WEATHER ELEMENTS. REMOVE EXISTING SEALANT AND REPLACE WITH NEW SEALANT.

OBSERVED CONDITIONS

1. THE STONE QUOINS AT THE NORTHEAST CORNER, AT THE 5TH FLOOR HAVE CRACKS AND OPEN JOINTS. (SEE PHOTO #7)
2. SOME JOINT MORTAR DETERIORATION WAS EVIDENT AT BETWEEN LIMESTONE HOWEVER IT WAS MOST PRONOUNCED IN AREAS AT CORNICES, BALCONIES AND ORNAMENTATION WHERE THERE WAS MISSING MORTAR.
(SEE PHOTOS, SHEET 3, 4, AND 5 - SCAFFOLD INSP'N)
3. OPEN JOINTS HAVE BEEN CAULKED PREVIOUSLY. IN MANY INSTANCES THIS SEALANT HAS DETERIORATED. (SEE PHOTOS, SHEET, 7 AND 8- SCAFFOLD INSP'N)
4. THERE WERE SPALLED LIMESTONE SECTIONS AT THE THE OVERHANG AT THE 16TH FLOOR. THEY OCCUR AT THE STEEL SUPPORTS. THE SPALLED SECTIONS ARE FROM 6" TO 12" WIDE AND 12" HIGH. (SEE PHOTOS, SHEET 1 - SCAFFOLD INSP'N)

5. WINDOW STONE LINTELS AT THE SOUTH FACING FACADE, FLOORS 6 THROUGH 12 HAVE SPALLS OR CRACKS. (SEE PHOTO # 4 AND # 6)
6. THERE ARE ISOLATED STONE SPALLS AT THE NORTHWEST CORNER FROM THE 6TH TO THE 10TH FLOORS.
7. THERE IS A CONTINUOUS CRACK AT THE NORTHEAST CORNER APPROXIMATELY 20' IN LENGTH AT THE 8TH FLOOR. (SEE PHOTO # 3)
8. SPORADIC SURFACE SPALLS IN LIMESTONE OF 2 TO 3 SQUARE INCHES WAS OBSERVED THROUGHOUT AT THE NORTH, WEST AND PARTIAL SOUTH FACADES.
9. THE EAST FACING FACADES ARE CONSTRUCTED OF COMMON BRICK WITH LOOSE LAID STEEL WINDOW LINTELS. MANY OF THE LINTELS, PARTICULARLY AT THE UPPER FLOORS ARE RUSTED. THE BED MORTAR AT THESE LINTELS HAS DETERIORATED AND IS MISSING. BRICK AT THE LINTEL ENDS WAS SPALLED AT SEVERAL WINDOWS. MORTAR ABOVE THE WINDOWS APPEARS DETERIORATED. THE STONE SILLS ARE FLUSH WITH THE MASONRY AND THUS DO NOT PROPERLY SHED WATER. (SEE PHOTO # 8 AND #9)
BUILDING MANAGEMENT HAS INDICATED PRESENCE OF WATER INFILTRATION INTO THE UPPER STORY INTERIOR.
10. THERE ARE TWO MAJOR VERTICAL MASONRY FRACTURES RUNNING THE HEIGHT OF THE BUILDING; ONE ON THE EAST FACADE AND ONE AT THE WEST FACADE FACING THE REAR COURTYARD. THE OPENING HAS BEEN SEALED WITH CAULK. AREAS OF THE SEALANT HAS DETERIORATED AND SHOULD BE INSPECTED CLOSE-UP FOR ADHESION AND RESILIENCE SO AS TO DETERMINE WHETHER IT NEEDS REPLACEMENT. THERE IS ALSO A 15 FOOT LONG VERTICAL CRACK AT THE STAIR TOWER, WEST FACADE. ON-GOING MOVEMENT OF THE MASONRY FRACTURES SHOULD BE DETERMINED AND MONITORED. (SEE PHOTO # 5 AND #9)

UNSAFE CONDITIONS

AN UNSAFE CONDITION IS DEFINED AS A "CONDITION OF A BUILDING WALL, ANY APPURTENANCE THERETO OR PART THEREOF THAT IS DANGEROUS TO PERSONS OR PROPERTY AND REQUIRES PROMPT REMEDIAL ACTION." ANY UNSAFE CONDITION LISTED BELOW SHOULD BE CORRECTED IMMEDIATELY. IT IS THE RESPONSIBILITY OF THE OWNER TO CORRECT ALL UNSAFE CONDITIONS. SIDEWALK BRIDGING AND/OR OTHER APPROPRIATE PROTECTION MUST BE INSTALLED IMMEDIATELY IN ORDER TO PROTECT THE PUBLIC SAFETY.

NO UNSAFE CONDITION ARE NOTED.

SAFE WITH A REPAIR AND MAINTENANCE PROGRAM

A CONDITION IDENTIFIED AS SAFE WITH A REPAIR AND MAINTENANCE PROGRAM IS DEFINED AS A CONDITION OF A BUILDING WALL, ANY APPURTENANCES THERETO OR PART THEREOF THAT IS SAFE AT THE TIME OF INSPECTION BUT REQUIRES REPAIR OR MAINTENANCE DURING THE NEXT FIVE YEARS (OR UNTIL THE END OF THE NEXT REPORTING PERIOD) IN ORDER TO PREVENT ITS DETERIORATION DURING THIS PERIOD INTO AN UNSAFE CONDITION."

THE FOLLOWING CONDITIONS ARE IDENTIFIED AS SAFE WITH A REPAIR AND MAINTENANCE PROGRAM. ASSOCIATED WITH EACH CONDITION LISTED IS A RECOMMENDED TIME FRAME FOR REPAIR. THE OWNER OF THE PREMISES IS RESPONSIBLE FOR ENSURING THAT THE LISTED CONDITIONS ARE REMEDIED WITHIN THE RECOMMENDED TIME FRAME, PURSUANT TO NYC DEPARTMENT OF BUILDINGS RULE 32-03. (REFER TO ITEM DESCRIPTIONS ABOVE)

- A. ITEM 1 (REPAIR WITHIN THREE MONTHS)
- B. ITEMS 2 AND 3 (REPAIR WITHIN 12 MONTHS)
- C. ITEMS 4 THROUGH 10 (REPAIR WITHIN 18 MONTHS)

THE OWNER IS ADVISED THAT MOST EXTERIOR RESTORATION WORK UNDERTAKEN WILL REQUIRE PERMITS, APPROPRIATE SITE PROTECTION, AS WELL AS THE PRIOR APPROVAL OF THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION.

CONCLUSIONS AND RECOMMENDATIONS:

THE CURRENT CONDITION OF THE BUILDING IS BEING CATEGORIZED AS SAFE WITH A REPAIR AND MAINTENANCE PROGRAM. THE CLOSE UP REPRESENTATIVE INSPECTION FROM THE SCAFFOLD REVEALED SOME JOINT DETERIORATION OF MORTAR AND SEALANT AND SPALLED STONE, PARTICULARLY AT STEEL SUPPORTS ON THE UPPER FLOORS. IT WAS BEYOND THE SCOPE OF THIS SURVEY TO INSPECT CLOSE-UP EVERY PART OF THIS BUILDING. HOWEVER THE BUILDING IS VERY ORNATE WITH STONEMWORK AND JOINTS. IT IS RECOMMENDED THAT THE BUILDING OWNER, WITHIN THE NEXT 2 YEARS, UNDERTAKE A PROGRAM UNDER THE GUIDANCE OF A LICENSED ARCHITECT, WHERE INSPECTIONS FROM A SCAFFOLD WILL BE MADE OF ALL FACADES, ESPECIALLY THOSE WITH LIMESTONE AND ORNAMENTAL STONEMWORK SOUNDED. THE ARCHITECT SHOULD THEN DEVELOP PLANS AND SPECIFICATIONS FOR THE RESTORATION OF ANY DEFICIENT STRUCTURE AND MATERIALS AND A REPAIR PROGRAM INSTITUTED.

CONDITIONS OF THE CRITICAL EXAMINATION REPORT

ARTHUR KAHANE, ARCHITECT HAS BEEN RETAINED EXCLUSIVELY FOR THE CRITICAL EXAMINATION OF THE BUILDING WALLS AND APPURTENANCES THEREOF, IN CONFORMANCE WITH NEW YORK CITY LOCAL LAW 11/98. THE ARCHITECT'S RESPONSIBILITY IS LIMITED SOLELY TO THAT OF THE CRITICAL EXAMINATION, PREPARATION AND FILING OF THE FOREGOING REPORT. NO STATEMENT IS INTENDED TO EXTEND THE SCOPE OF THE ARCHITECT'S SERVICES AND LIABILITY BEYOND THAT REQUIRED BY LOCAL LAW 11/98.

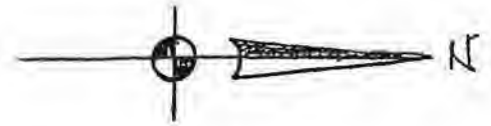
THIS REPORT RENDERS AN OPINION AS TO THE CONDITION OF THE EXTERIOR WALLS AS OF THE DATE(S) ON WHICH THE EXAMINATION(S) WERE CONDUCTED. IT SHOULD BE NOTED THAT THE CONDITION OF THIS BUILDING WILL CHANGE OVER TIME AND THE RATE OF CHANGE VARIES WITH THE TYPE OF CONSTRUCTION, MAINTENANCE, PROPER REPAIR AND ENVIRONMENTAL CONDITIONS. THOUGH NOT MANDATED BY LOCAL LAW 11, IT WOULD THEREFORE BE PRUDENT TO CONDUCT PERIODIC EXAMINATIONS OF THE BUILDING'S EXTERIOR WALLS, APPURTENANCES AND THE ROOF AT ANNUAL INTERVALS PRIOR TO THE NEXT STANDARD REPORTING PERIOD IN 2005-2007. THE OWNER OR PROPERTY MANAGER SHOULD BE CERTAIN THAT NO LOOSE ITEMS OR OBJECTS ARE PLACED ON SILLS OR BALCONIES OR OTHER AREAS FROM WHERE THEY MAY FALL. OWNER AND MANAGEMENT SHOULD REQUIRE THAT FLAGPOLES, ANTENNAE, LIGHT FIXTURES, SIGNAGE, ETC BE PROPERLY INSTALLED AND SUPPORTED AT ALL TIMES. THEY SHOULD MONITOR THE PREMISES ON A REGULAR BASIS AND ADDRESS ANY POTENTIALLY DANGEROUS CONDITIONS OF THIS NATURE.

THE ACCURACY OF THIS REPORT IS LIMITED TO OBSERVATIONS REASONABLY MADE USING THE INVESTIGATION PROCEDURES DESCRIBED ABOVE. CONCEALED CONDITIONS (I.E. - BACKUP MASONRY, CONCEALED CLIPS, FLASHING, WOOD OR STEEL FRAMING, ETC.) ARE BEYOND THE SCOPE OF THIS REPORT AS IS ANY ASSESSMENT OF THE BUILDING'S COMPLIANCE WITH LOCAL BUILDING CODES.

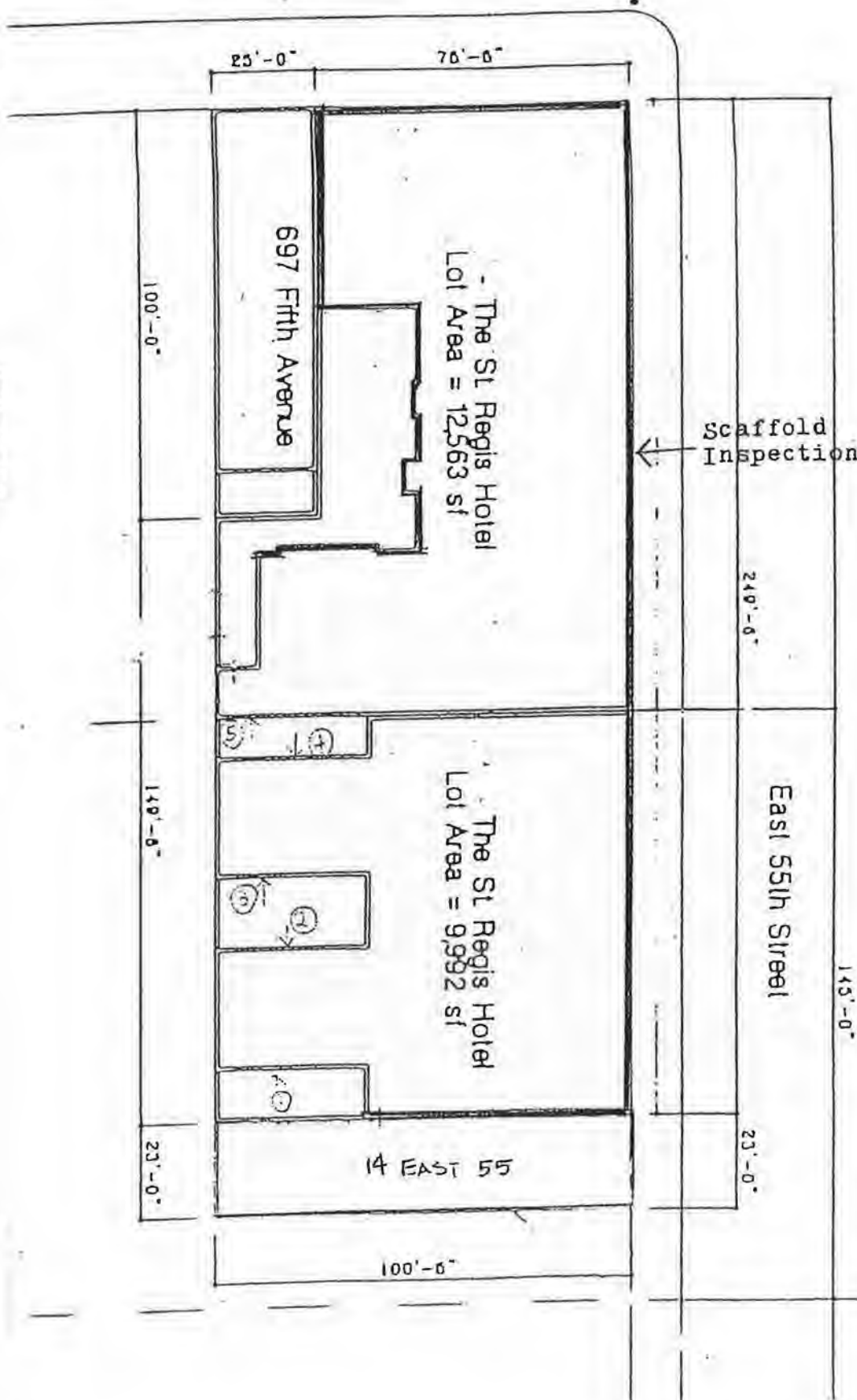
THE SUITABILITY FOR USE OF ANY FACILITY, APPURTENANCE, OR ATTACHMENT INTENDED TO BE UTILIZED BY WORKERS, CONTRACTORS OR OTHERS (E.G. PARAPETS OR BULKHEADS FOR SCAFFOLD ATTACHMENT) IS BEYOND THE SCOPE OF THIS REPORT.

THIS REPORT SHOULD NOT BE USED TO DETERMINE THE EXTENT OF, OR TO CONTRACT FOR MAINTENANCE OR REPAIR WORK. STATEMENTS MADE IN THIS REPORT MAY NOT BE USED AS CRITICISM OF PREVIOUS DESIGNERS, CONTRACTORS, MAINTENANCE STAFF, OR ANYONE RESPONSIBLE FOR THE BUILDING OR A BASIS FOR ANY SALE OF THE SUBJECT PROPERTY OR INDIVIDUAL APARTMENTS.

END OF CRITICAL EXAMINATION REPORT

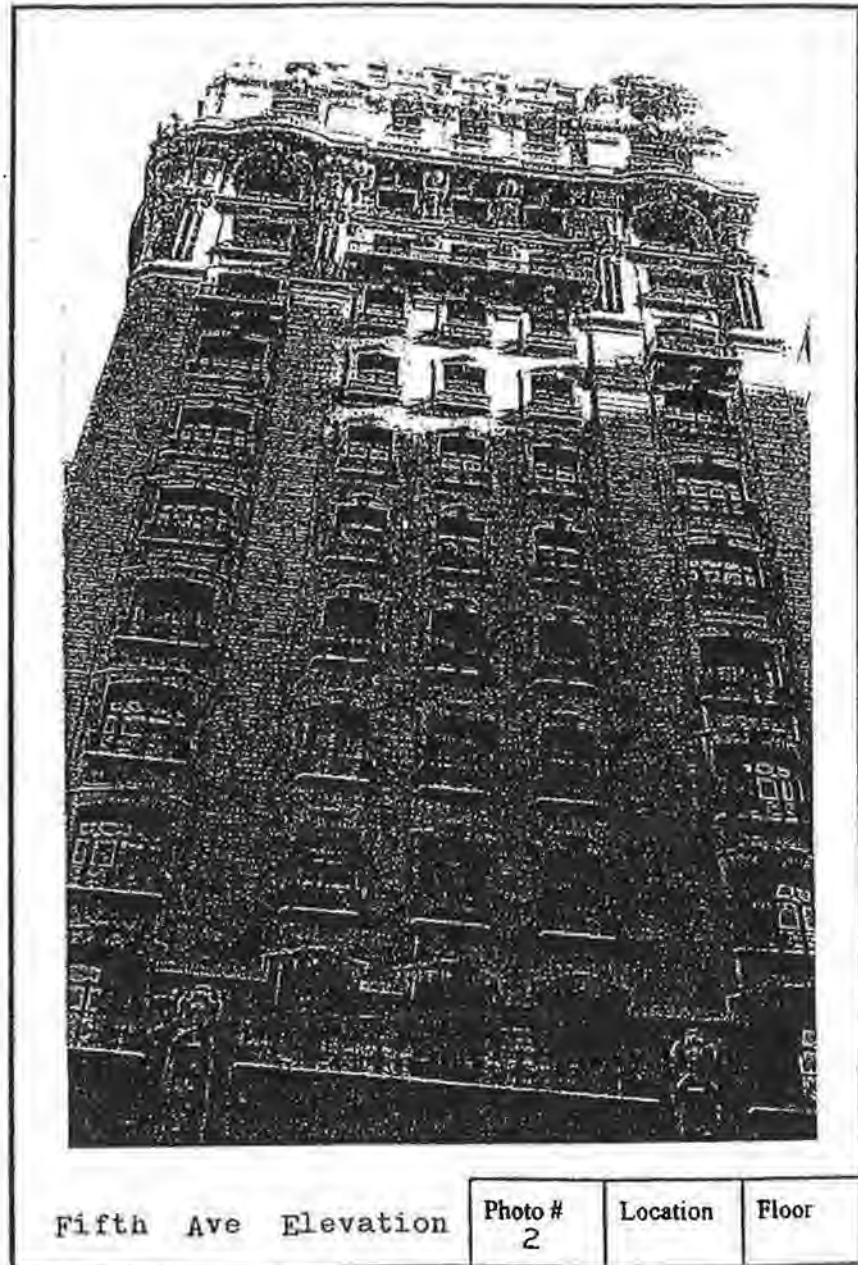


Fifth Avenue



LOCATION KEY

FACADES SUBJECT TO INSPECTION.



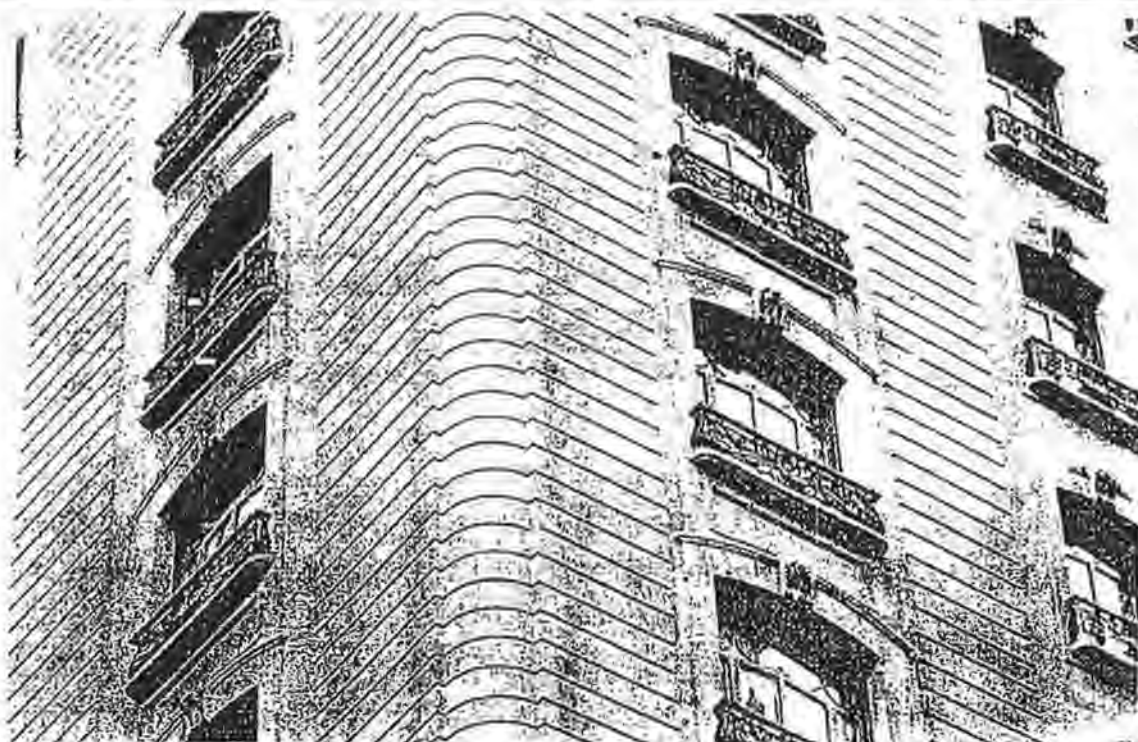


East 55th St elevation

Photo #
1

Location

Floor



stone crack at building corner

Photo #

3

Location

Floor



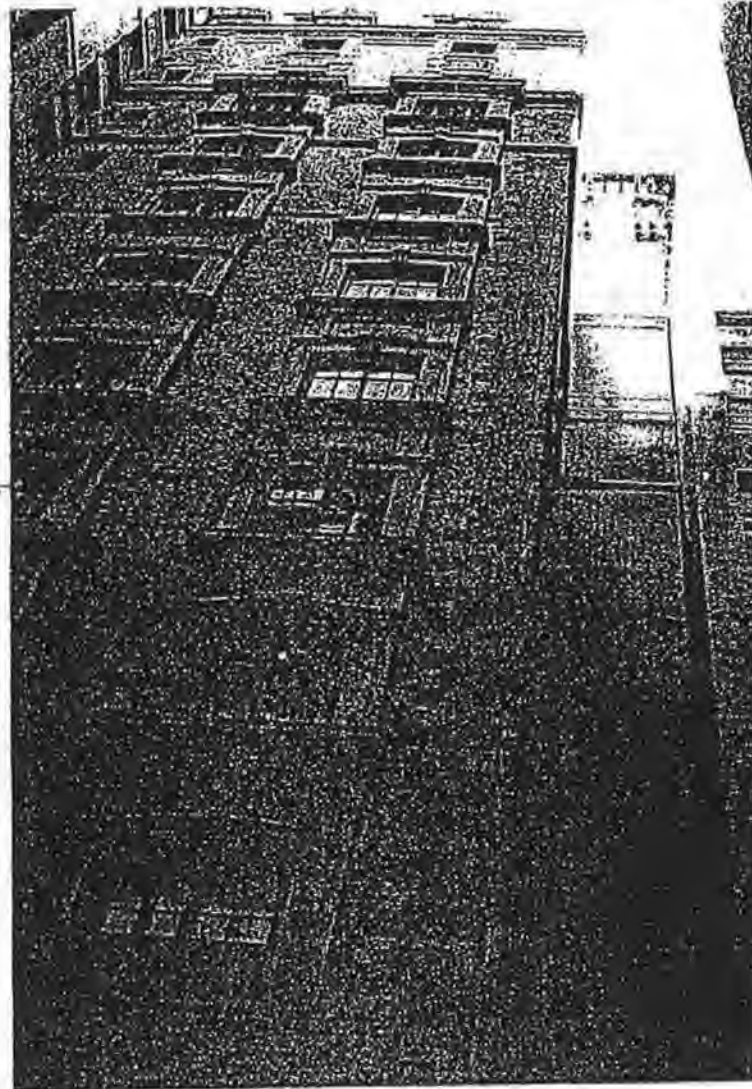
spalled limestone at window head

Photo #

4

Location

Floor

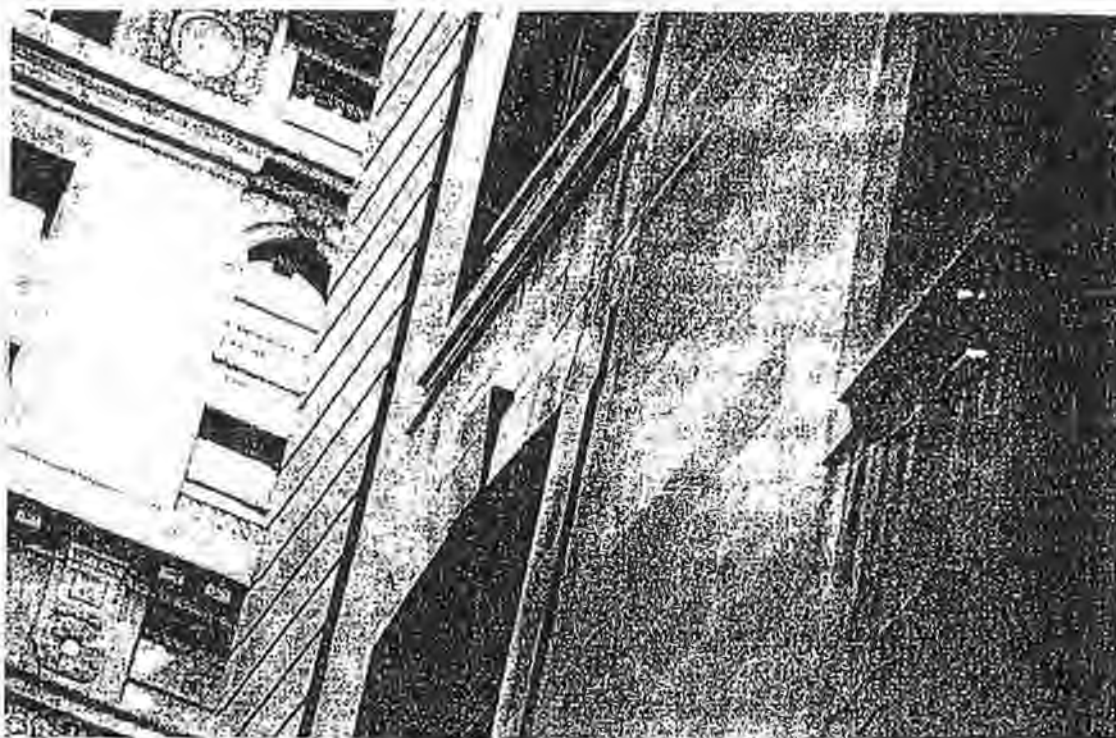


masonry fractures
rear courtyard
looking east

Photo #
5

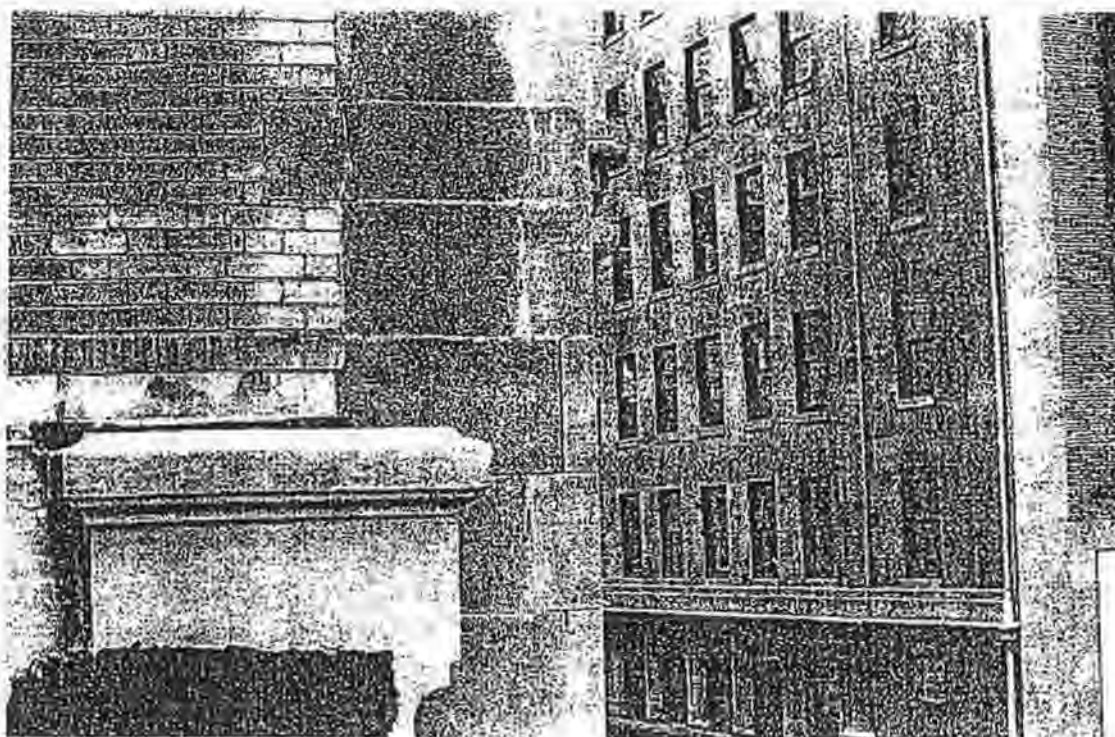
Location

Floor



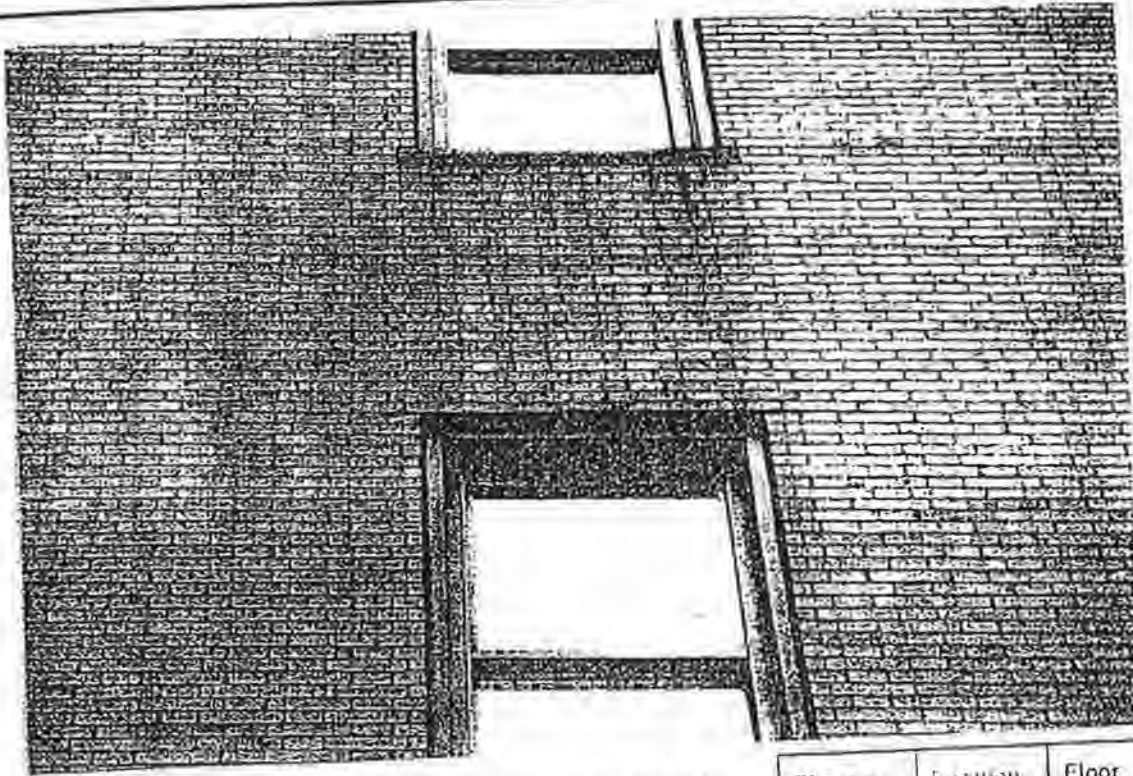
fractured limestone

Photo #	Location	Floor
6		



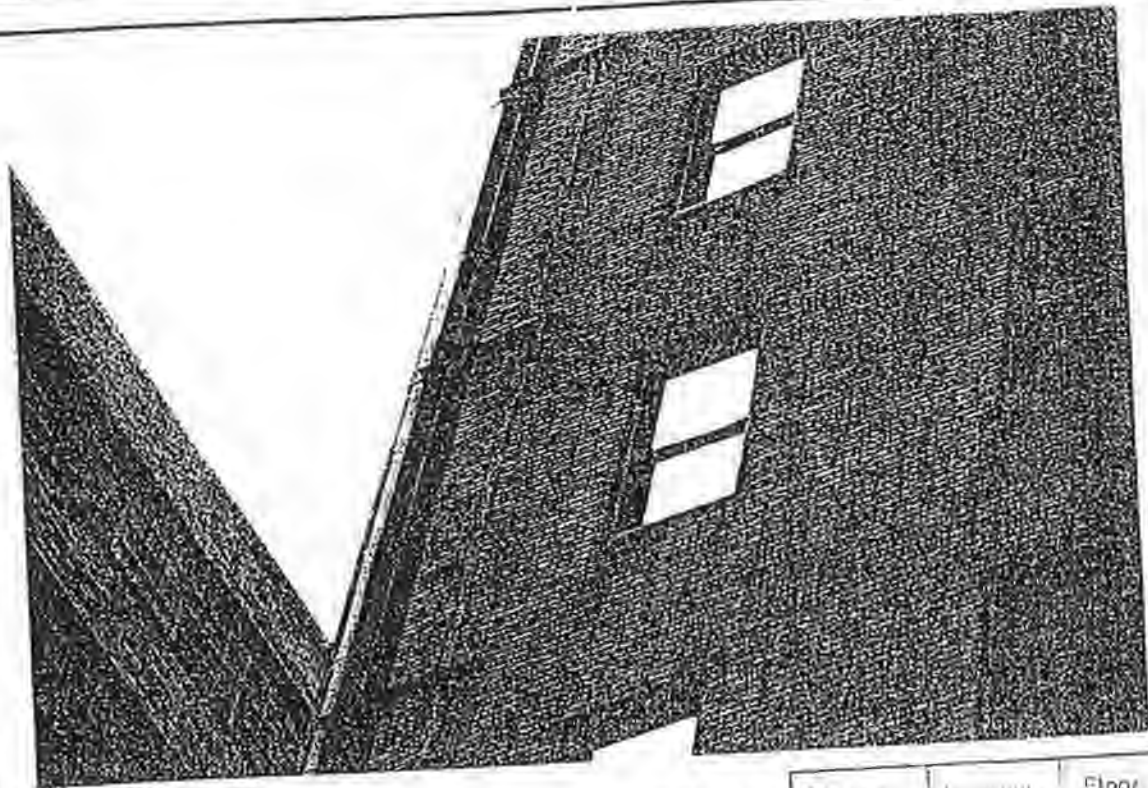
fractured stone and open joints

Photo #	Location	Floor
7		



Rusted window lintels, cracked brick

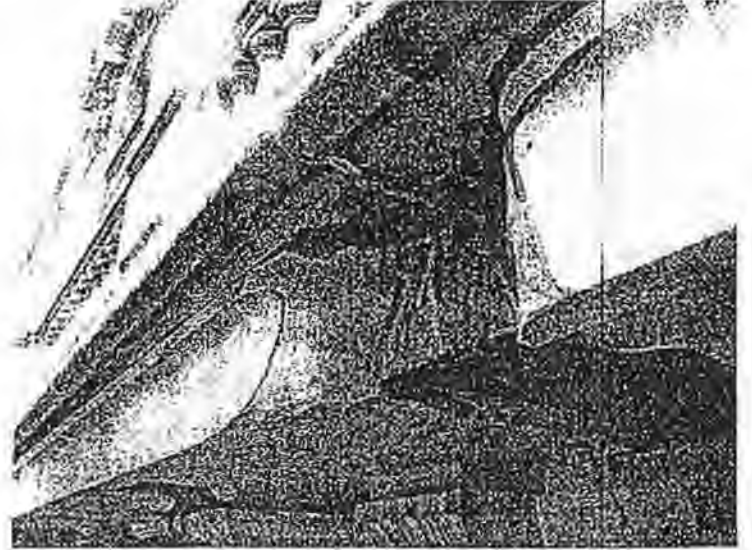
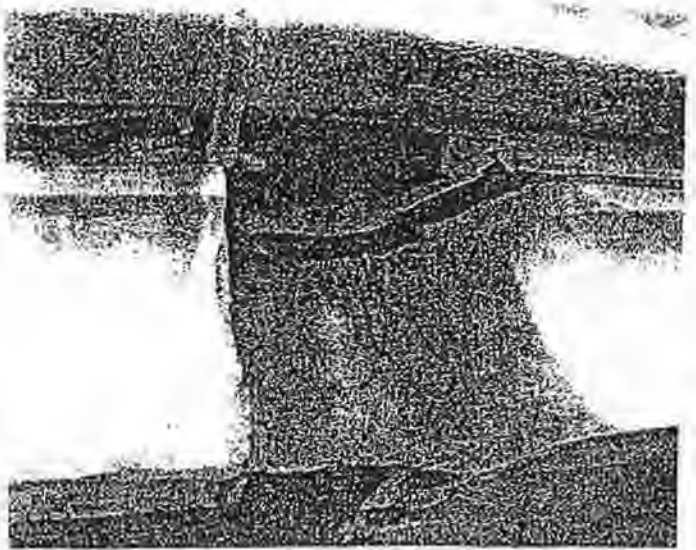
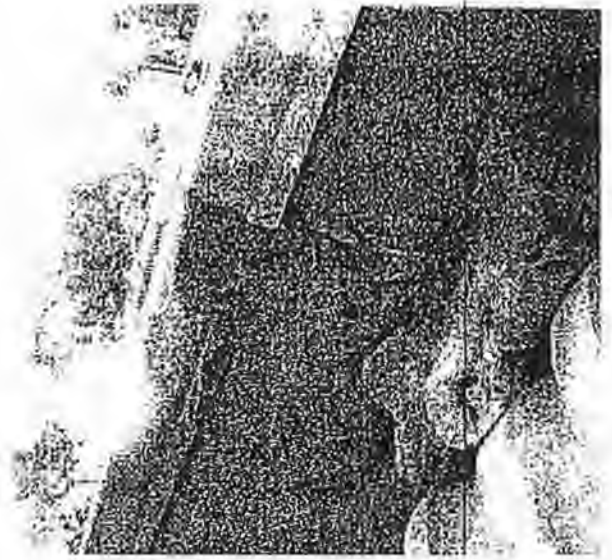
Photo #	Location	Floor
8		



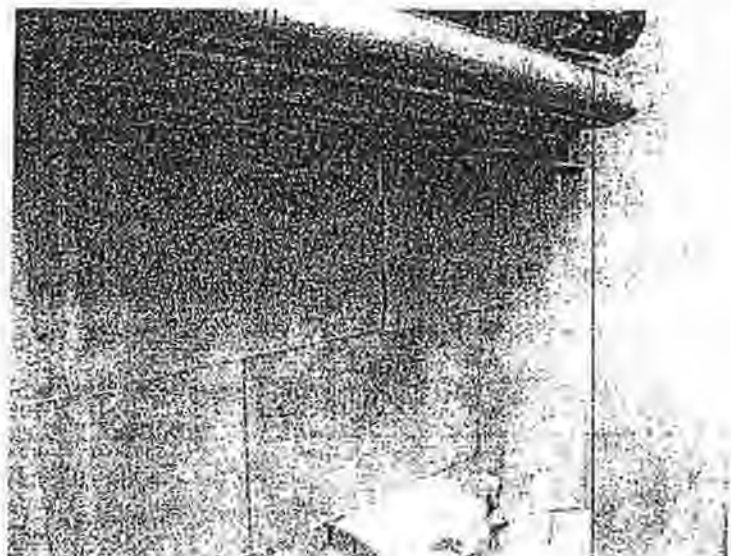
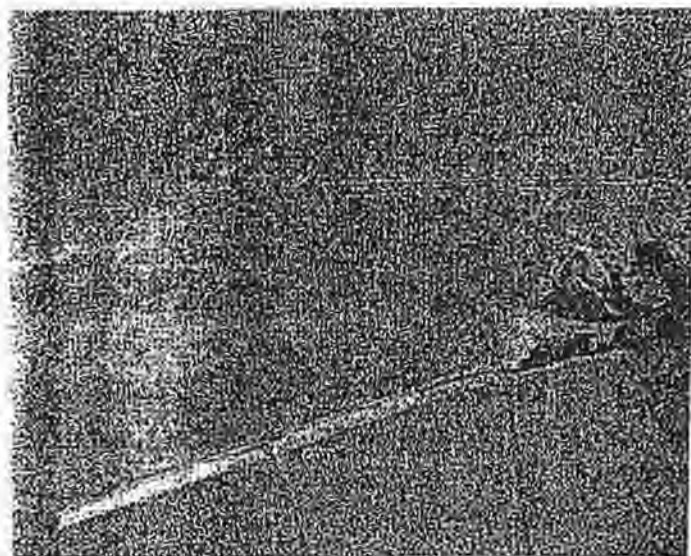
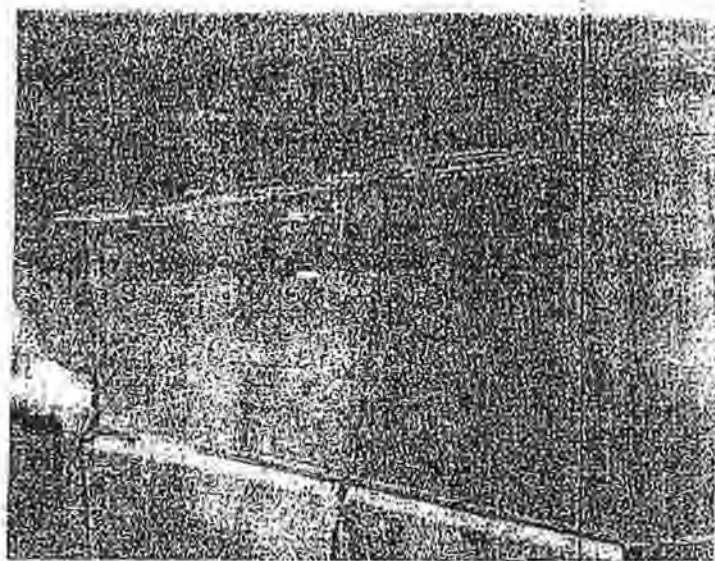
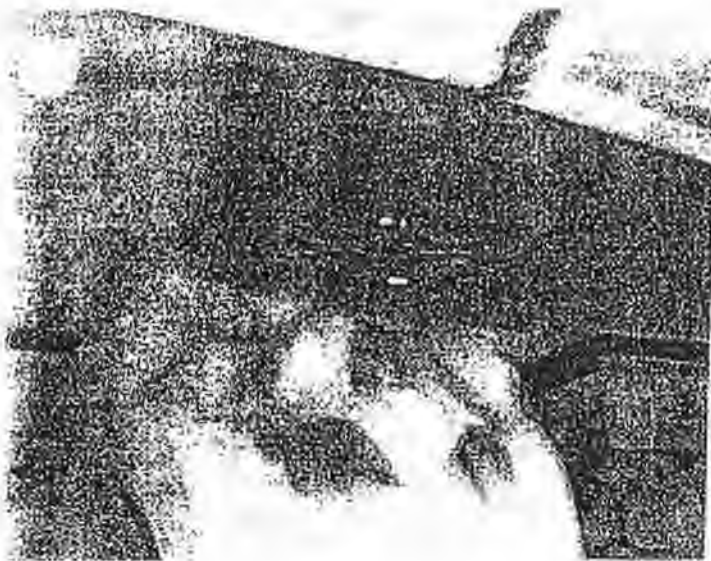
masonry fractured facade - re caulk

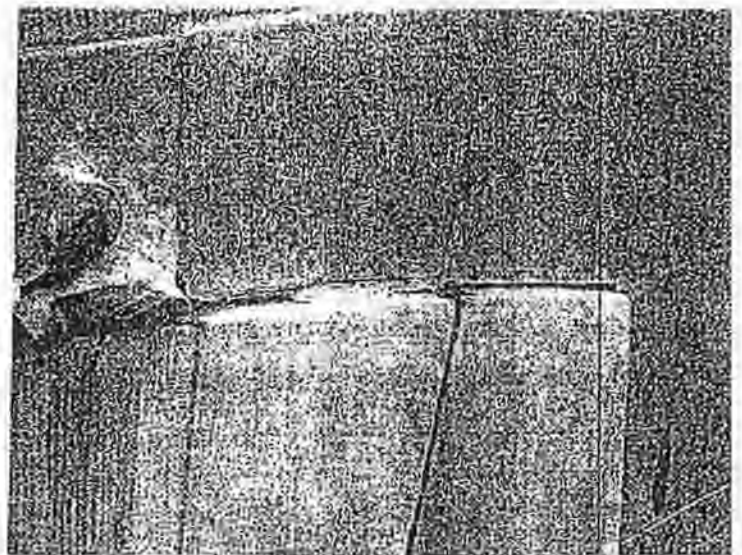
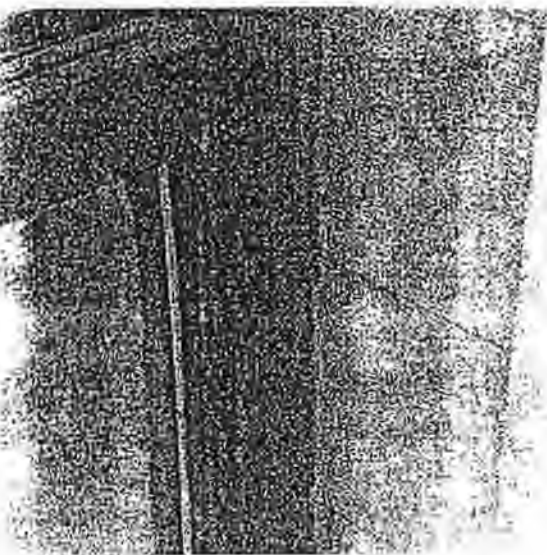
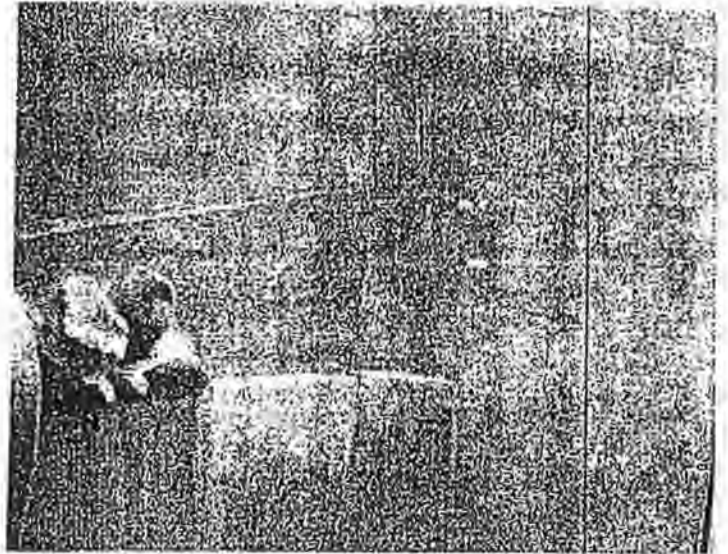
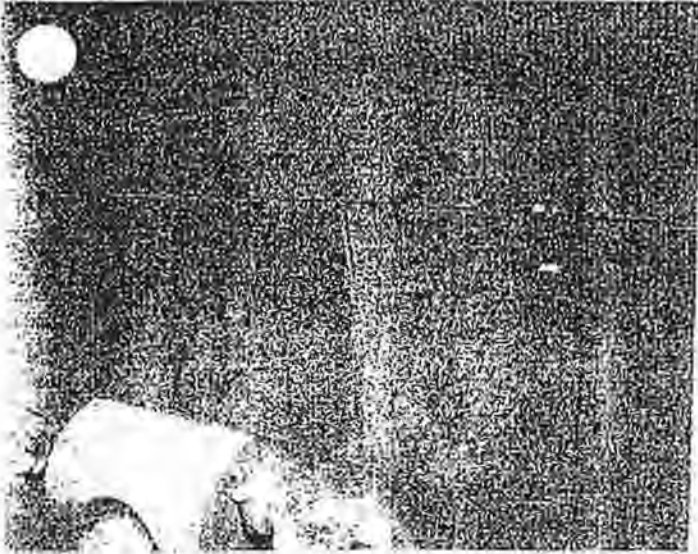
Photo #	Location	Floor

Scaffold Inspection Photos

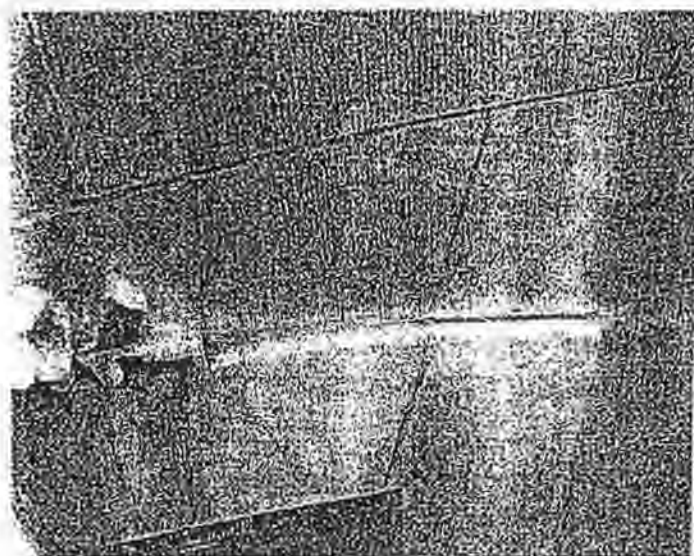
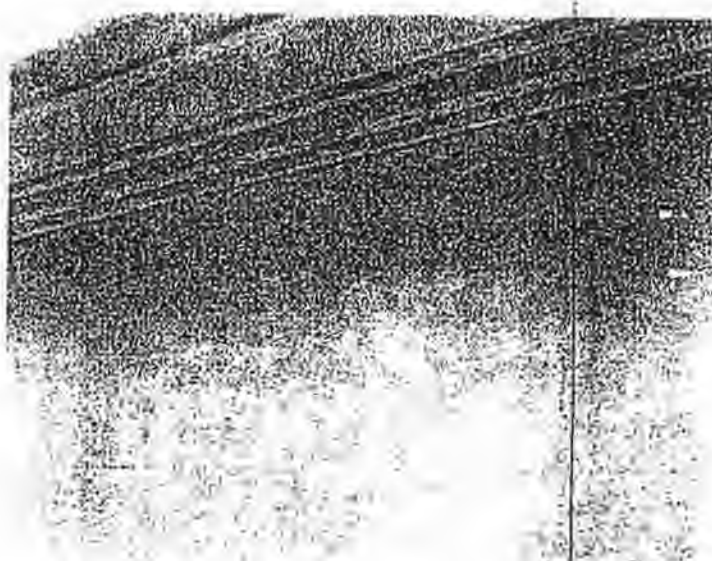
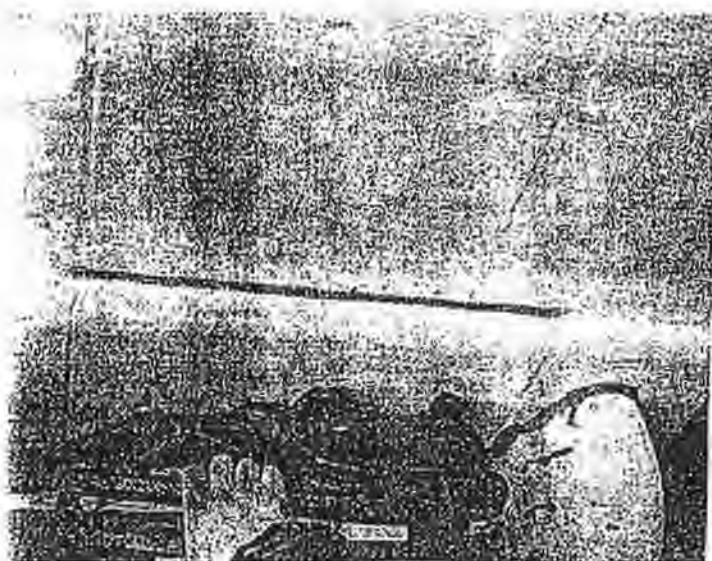


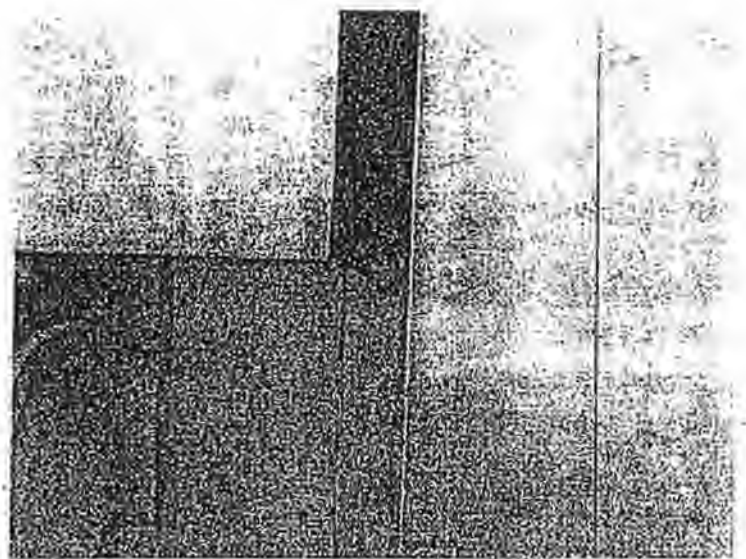
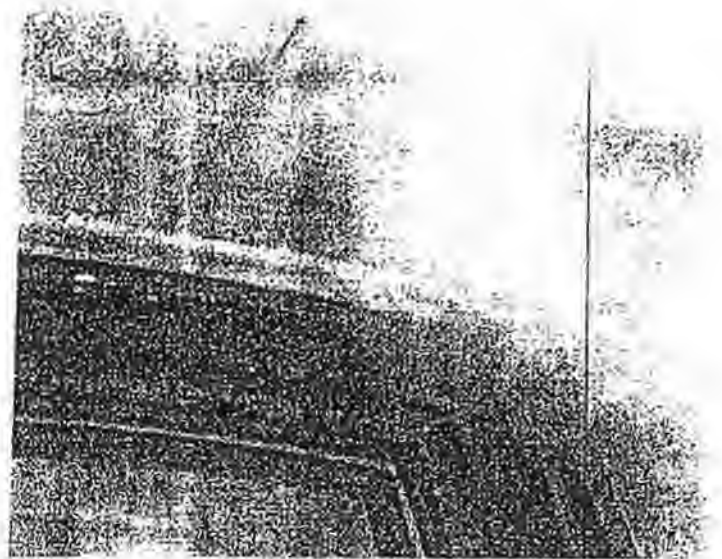
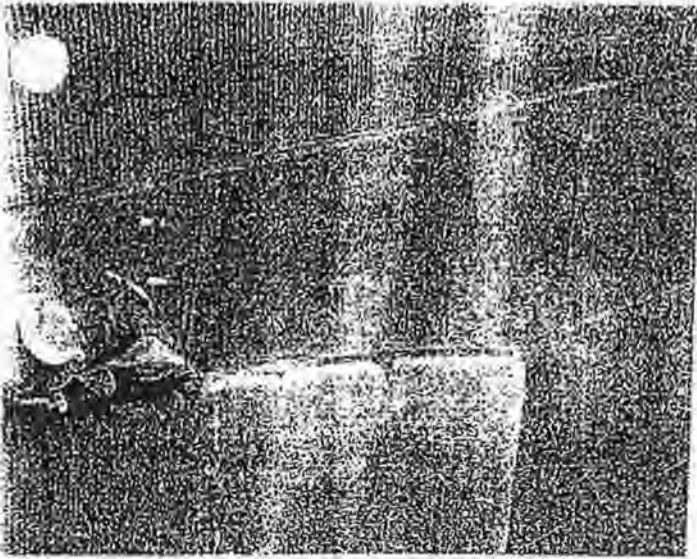
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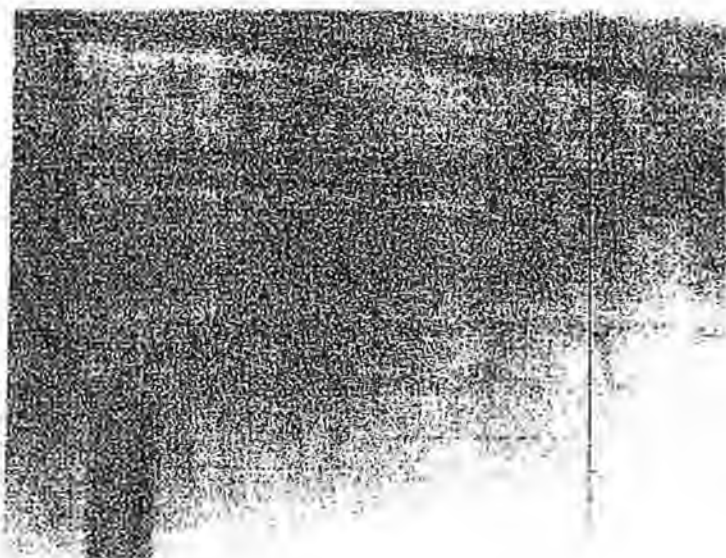
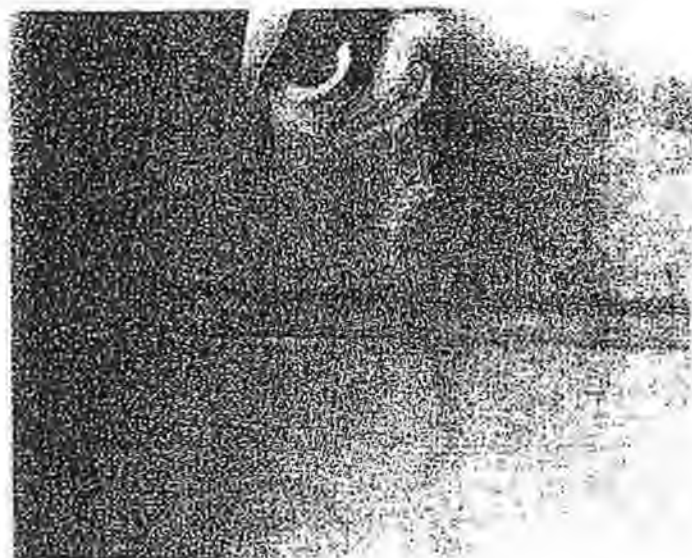
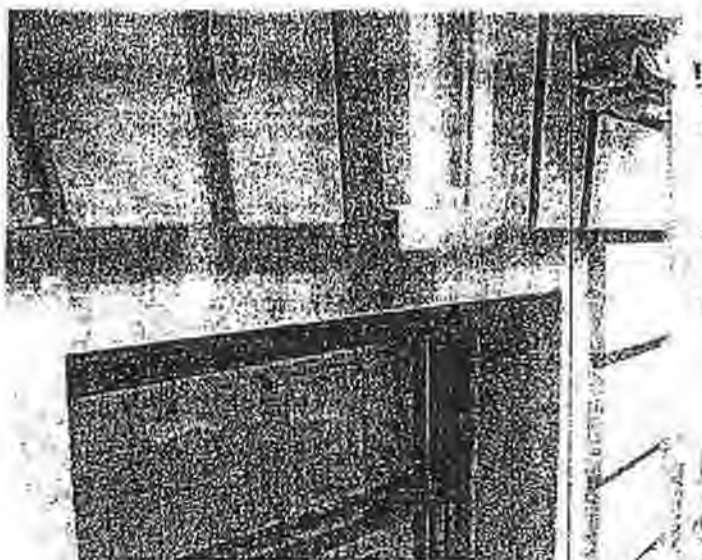
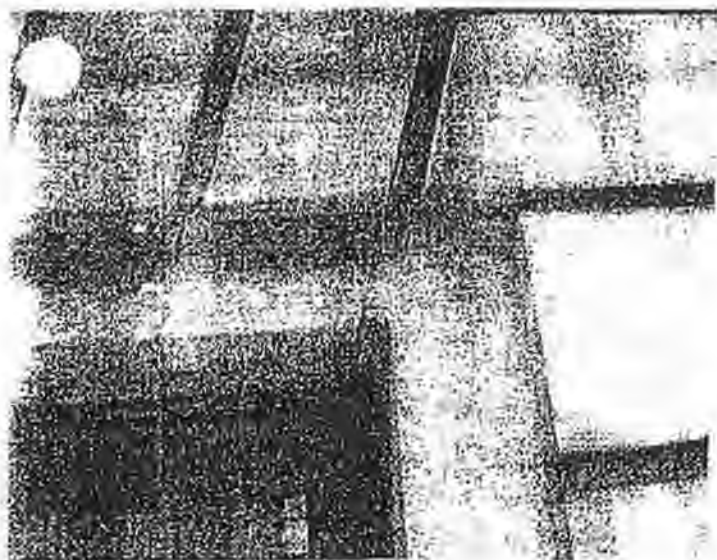


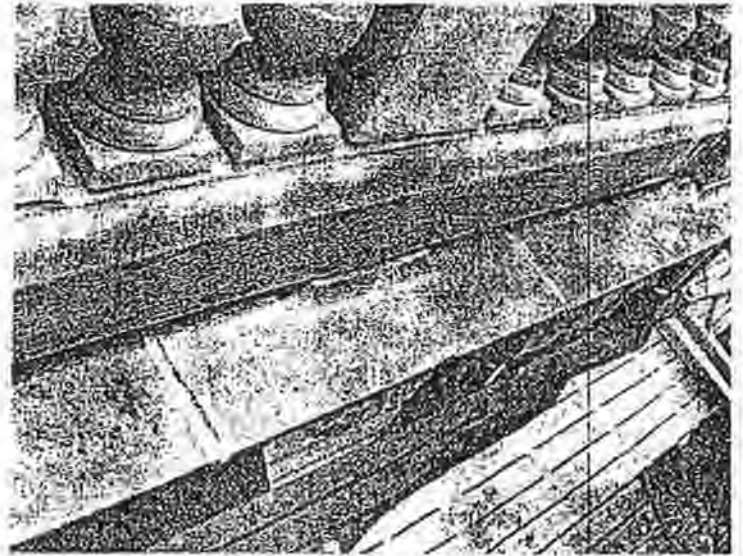
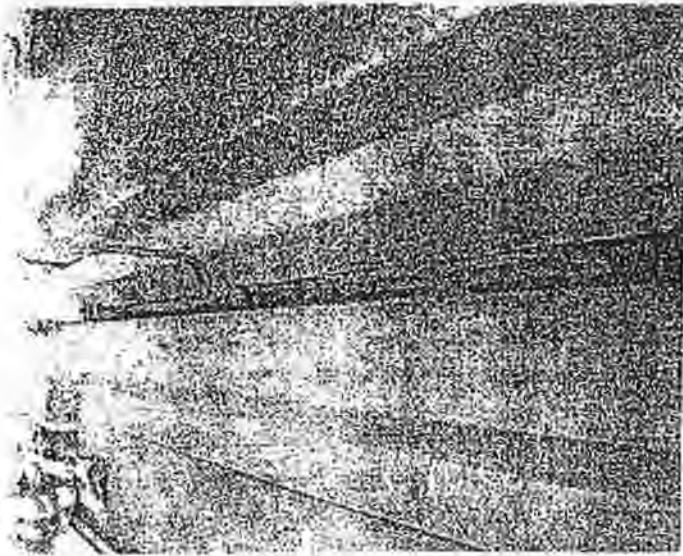
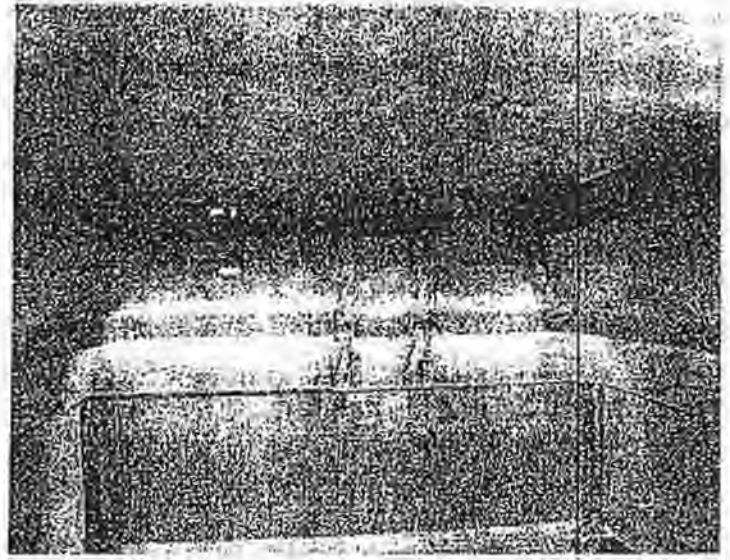
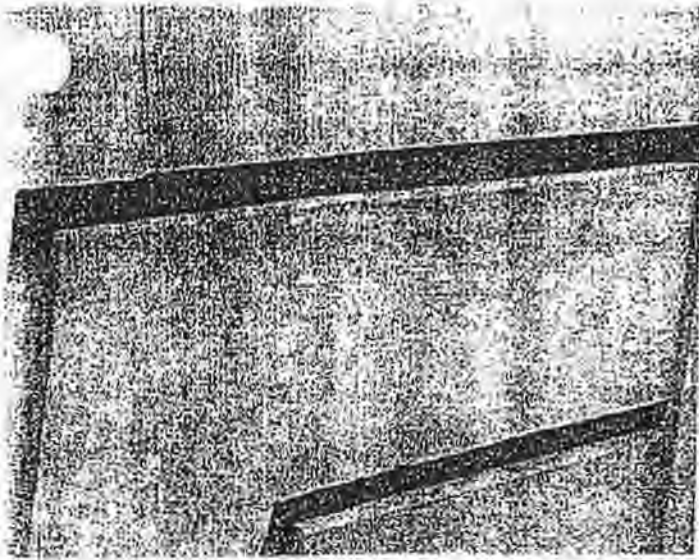


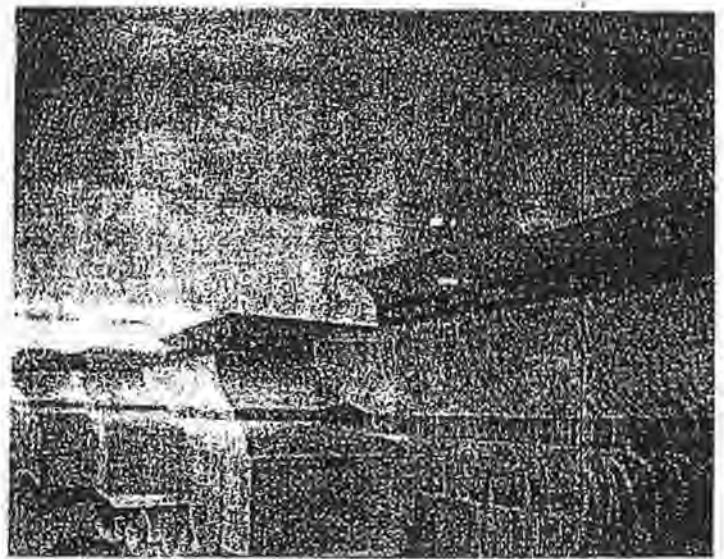
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Local Law 10 Report

REPORT OF THE CRITICAL EXAMINATION OF EXTERIOR WALLS

**PER REQUIREMENTS OF SECTION C-27-129
OF THE NEW YORK CITY ADMINISTRATIVE OFFICE**

for the Building at:



Submitted By:

FMD
636 Broadway
New York, New York 10012

September 6, 1996

The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

PREMISES AND LOCATION: 699 Fifth Avenue, southeast corner of 55th Street and Fifth Avenue,
New York, New York

BLOCK: 3238 **LOT:** 14

OWNER: The St. Regis Joint Venture
ADDRESS: 60 State Street, Boston, MA 02109

PRINCIPAL OFFICER: Mr. William Scullion
ADDRESS: 60 State Street, Boston, MA 02109

DATE OF CONSTRUCTION: 1901, 1929 addition.

CERTIFICATE OF OCCUPANCY NUMBER: 79263

CONSTRUCTION CLASS: "B" Hotel

DESCRIPTION OF BUILDING:

HEIGHT: 186'

FLOORS: 18 + PH

FRAME: Steel, solid masonry walls

USE: Hotel

KEY PLAN:

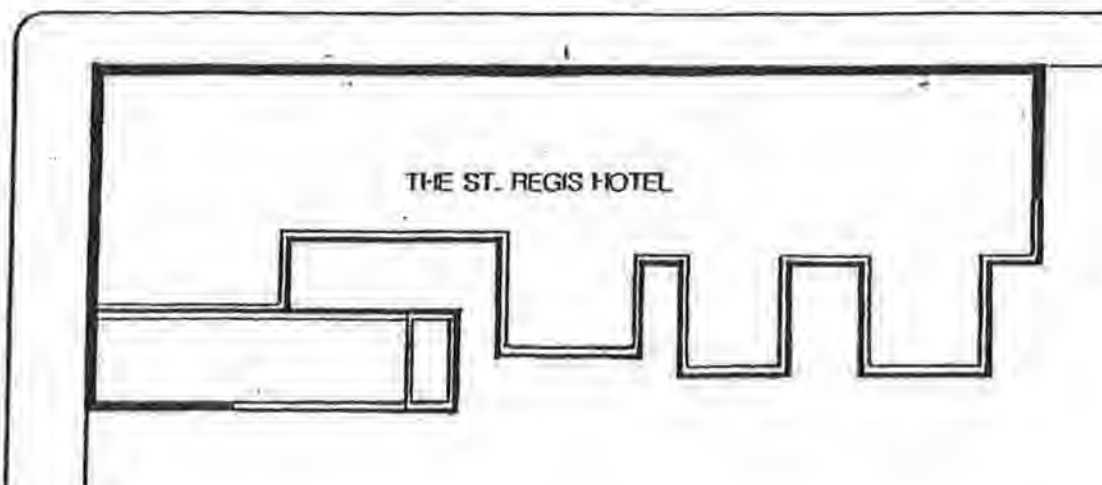
NORTH



— SHADING INDICATES
SCOPE OF LL 10/80

55TH STREET

FIFTH AVENUE



The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

WALLS SUBJECT TO CRITICAL EXAMINATION IN ACCORDANCE WITH SECTION C27-129:

NORTH FACE: entire wall

SOUTH FACE: wall within 25' from west face

EAST FACE: wall within 25' from north face

WEST FACE: entire wall

EXTERIOR WALL CONSTRUCTION: Brick and stone

EXTERIOR APPURTENANCES: flag pole supports on the North elevation

PREVIOUS REVISIONS TO BUILDING EXTERIOR: No significant change

EXTERIOR FIRE ESCAPES: Yes

BALCONIES: Yes

MARQUEES: Yes

LIGHT FIXTURES, SIGNS: Yes

PARAPETS: Yes.

SETBACKS: None

WINDOW AIR CONDITIONERS: None

POTTED PLANTS: None.

PROCEDURES USED FOR CRITICAL EXAMINATION UNDER SECTION C27-129:

All surfaces were examined at least two times. The following procedures were used:

Visual examination from the ground and adjacent buildings using binoculars, telephoto equipment and telescope.

Discussion with management of the building.

DATE OF CRITICAL INSPECTION AND PHOTOGRAPHIC WORK: September, 1996

COMPARISON OF OBSERVED CONDITIONS WITH PREVIOUS CONDITIONS:

The previous LL 10/80 Report listed no conditions requiring immediate attention.

The previous LL 10/80 Report listed the following items of significant deterioration.

- 1.Stone Spall
- 2.Stone Crack
- 3.Stone Displacement
- 4.Brick Crack

The previous LL 10/80 Report listed the following item that affect the watertightness of exterior surfaces:

- 5.Joint Sealant Deterioration

STATUS OF EXTERIOR MAINTENANCE: Good.

The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

**REPORT OF SIGNIFICANT DETERIORATION, WATERTIGHTNESS OF EXTERIOR SURFACES
AND CONDITIONS REQUIRING IMMEDIATE ATTENTION:**

It is understood that the categories established are judgmental on our part but the intention of our describing any condition requiring immediate attention is to have this condition repaired immediately. The purpose of our categorizing a significantly deteriorated condition is to alert the Owner of the building that sometime in the future he will have to attend to these repairs.

CONDITIONS REQUIRING IMMEDIATE ATTENTION: Items that endanger the public safety and that should be repaired immediately. In masonry, a condition requiring immediate attention is one that indicates a separation from the supporting structure in the form of a shift or bulge and, if the supporting metal is involved, the real possibility that this metal is seriously corroded. (Numbers are keyed to the elevation drawings).

None

SIGNIFICANT DETERIORATION: Items that should be included in a future maintenance program or they may become unsafe if neglected. (Numbers are keyed to the elevation drawings).

- 1.Stone Crack
- 2.Stone Spall
- 3.Stone Displacement
- 4.Masonry Joint deterioration

WATERTIGHTNESS OF EXTERIOR SURFACES: Items affecting the watertight condition of the building exterior. (Numbers are keyed to the elevation drawings).

- 5.Joint Sealant Deterioration

The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

**REPORT OF SIGNIFICANT DETERIORATION, WATERTIGHTNESS OF EXTERIOR SURFACES
AND CONDITIONS REQUIRING IMMEDIATE ATTENTION:**

It is understood that the categories established are judgmental on our part but the intention of our describing any condition requiring immediate attention is to have this condition repaired immediately. The purpose of our categorizing a significantly deteriorated condition is to alert the Owner of the building that sometime in the future he will have to attend to these repairs.

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None

SIGNIFICANT DETERIORATION: Items that should be included in a future maintenance program or they may become unsafe if neglected. (Numbers are keyed to the elevation drawings).

- 1.Stone Crack
- 2.Stone Spall
- 3.Stone Displacement
- 4.Masonry Joint deterioration

WATERTIGHTNESS OF EXTERIOR SURFACES: Items affecting the watertight condition of the building exterior. (Numbers are keyed to the elevation drawings).

- 5.Joint Sealant Deterioration

The St. Regis Hotel
New York, New York

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IMMEDIATE CONDITION:

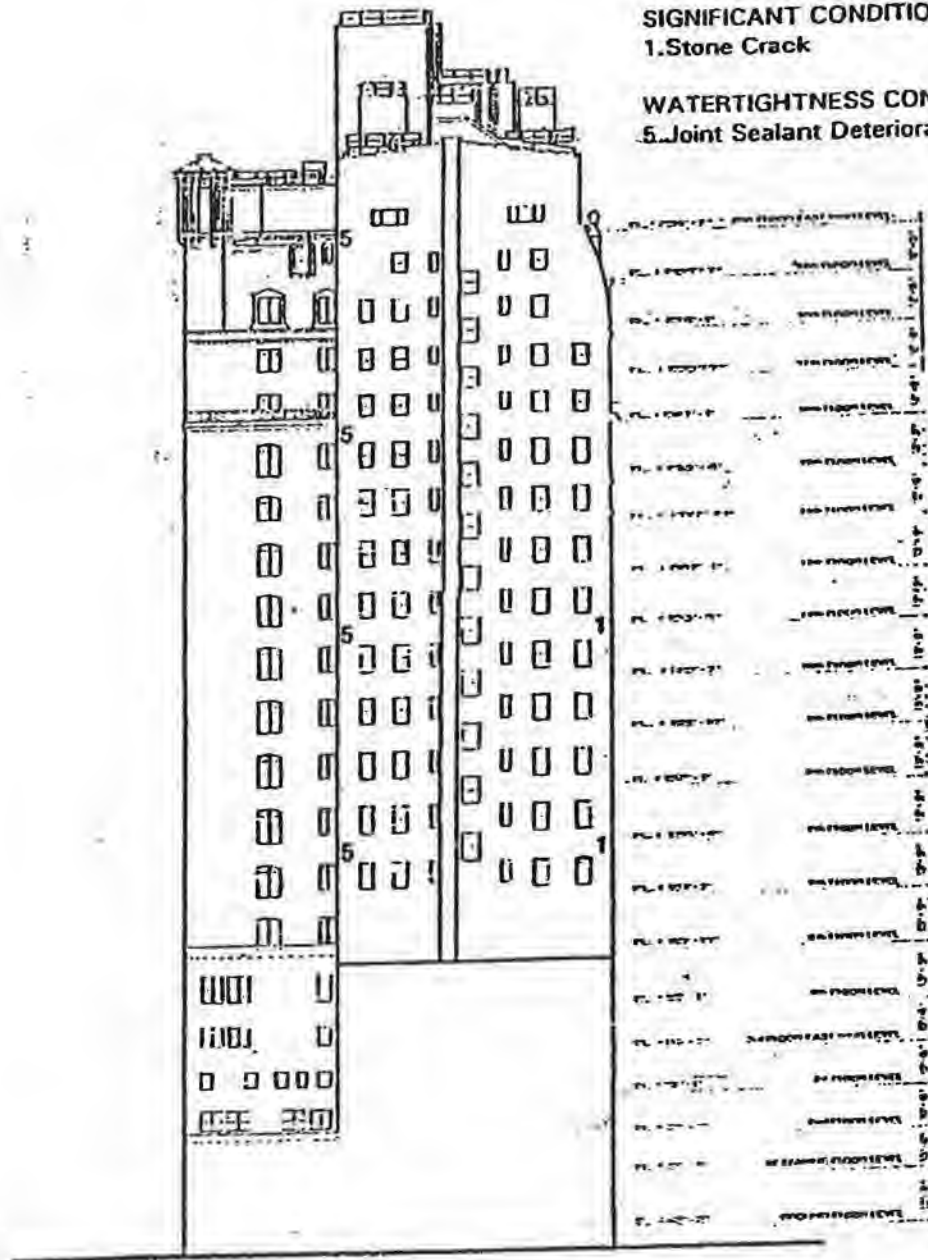
None

SIGNIFICANT CONDITION:

1. Stone Crack

WATERTIGHTNESS CONDITION:

5. Joint Sealant Deterioration



EAST ELEVATION

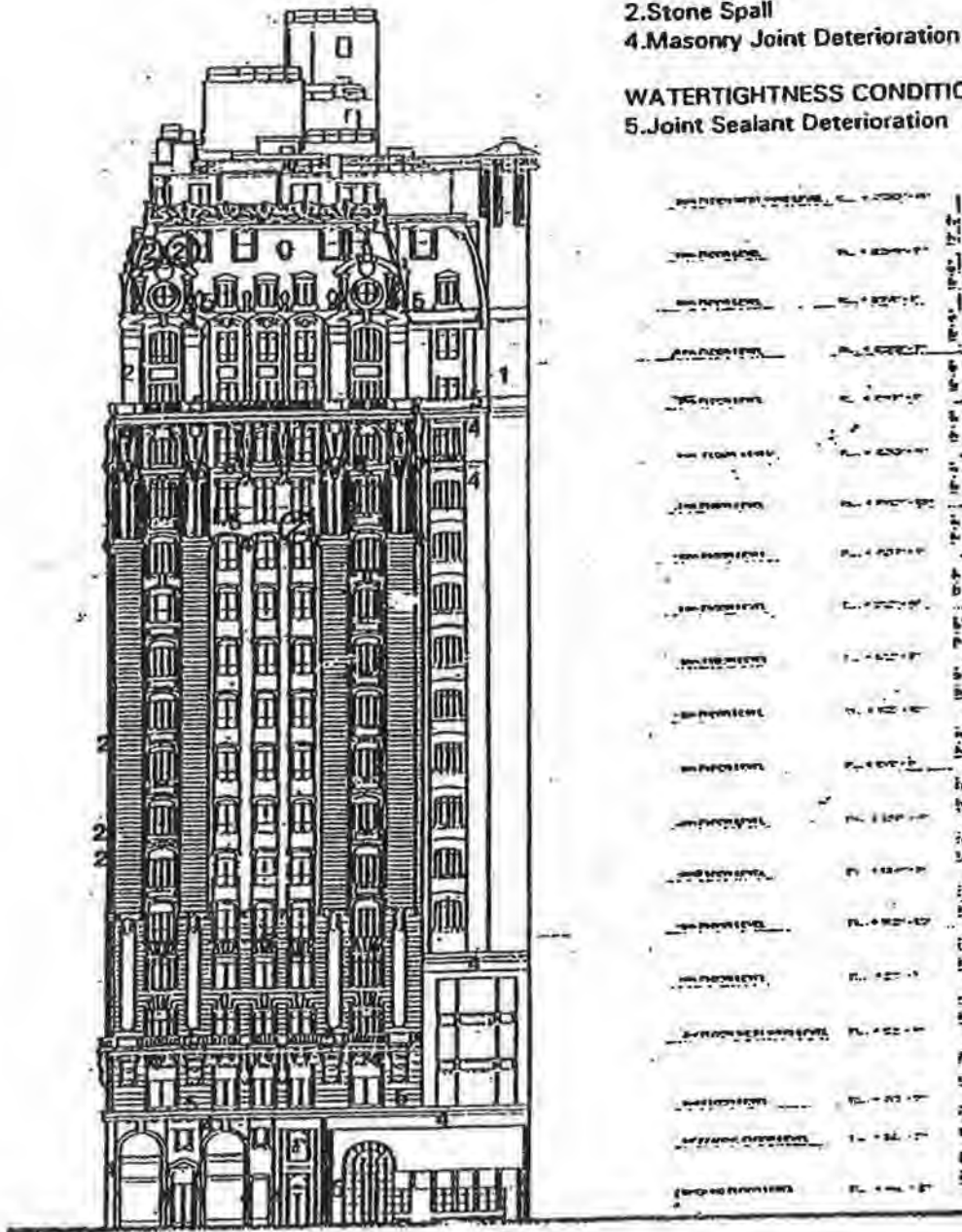
The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

IMMEDIATE CONDITION:
None

SIGNIFICANT CONDITION:
1. Stone Crack
2. Stone Spall
4. Masonry Joint Deterioration

WATERTIGHTNESS CONDITION:
5. Joint Sealant Deterioration



WEST (FIFTH AVENUE) ELEVATION

The St. Regis Hotel
New York, New York

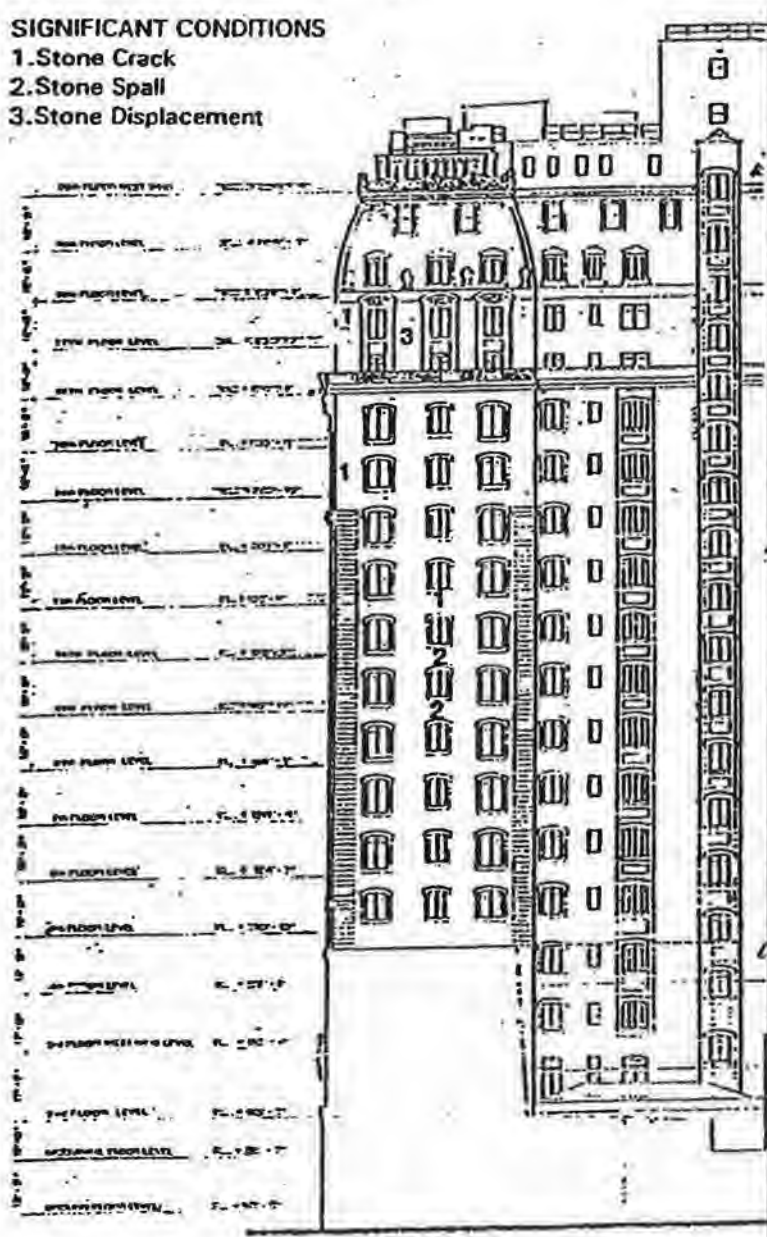
September 6, 1996
Job No. 96012

IMMEDIATE CONDITION:
None

WATERTIGHTNESS CONDITION:
None

SIGNIFICANT CONDITIONS

1. Stone Crack
2. Stone Spall
3. Stone Displacement



PARTIAL SOUTH ELEVATION

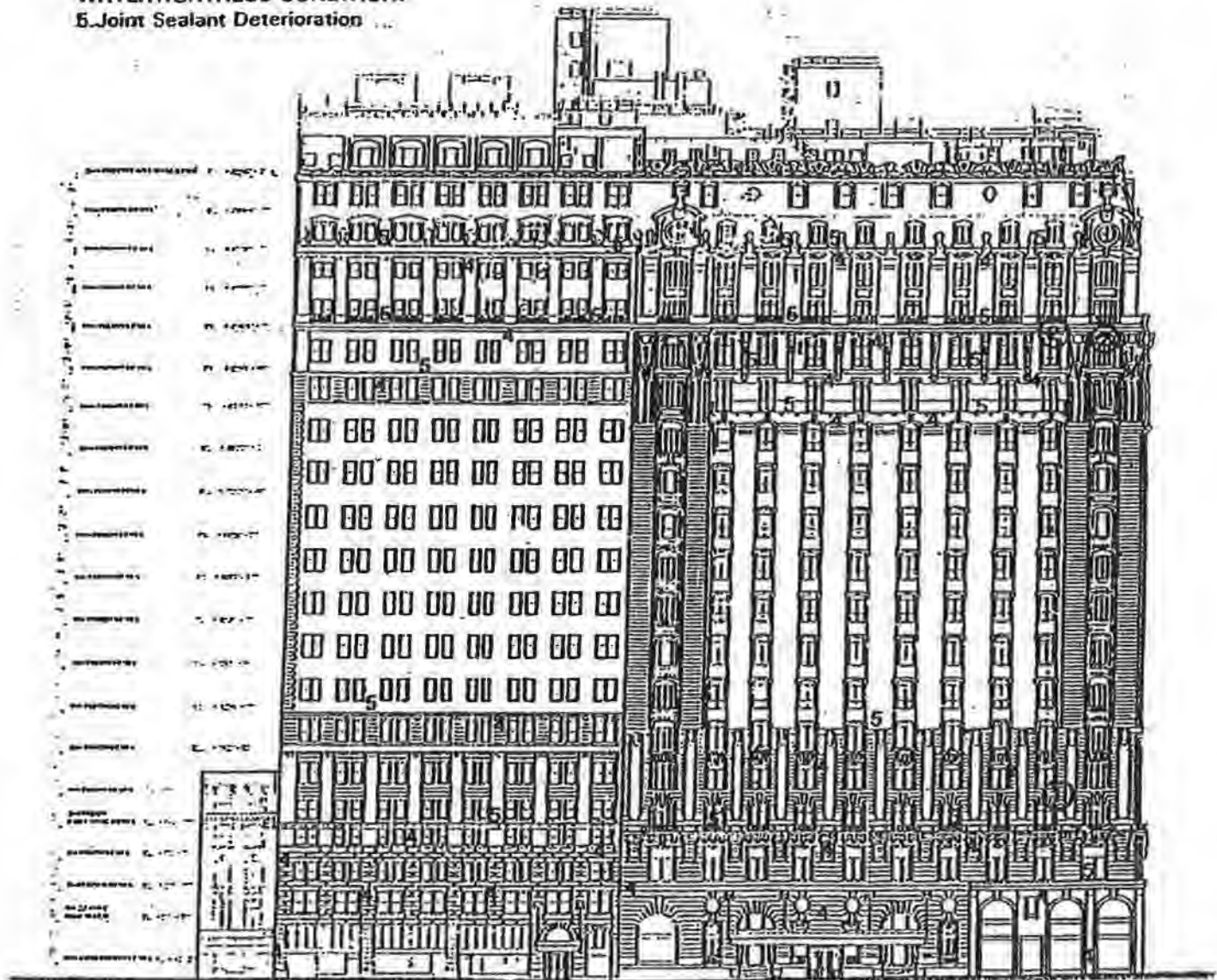
The St. Regis Hotel
New York, New York

September 6, 1996
Job No. 96012

IMMEDIATE CONDITION:
None

SIGNIFICANT CONDITION:
1. Stone Crack
2. Stone Spall
4. Masonry Joint Deterioration

WATERTIGHTNESS CONDITION:
5. Joint Sealant Deterioration



NORTH (55TH STREET) ELEVATION